

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name: Area 48 and 76 – North Central West Seattle and South Central West Seattle**  
**Previous Physical Inspection: 2000 - 2001**

**Sales - Improved Summary:**

Number of Sales: 820  
 Range of Sale Dates: 1/2001 -12/2002

| Sales – Improved Valuation Change Summary |           |           |           |            |       |        |
|---|-----------|-----------|-----------|------------|-------|--------|
|   | Land      | Imps      | Total     | Sale Price | Ratio | COV    |
| <b>2002 Value</b>                         | \$120,000 | \$161,200 | \$281,200 | \$303,900  | 92.5% | 11.85% |
| <b>2003 Value</b>                         | \$128,100 | \$171,900 | \$300,000 | \$303,900  | 98.7% | 11.81% |
| <b>Change</b>                             | +\$8,100  | +\$10,700 | +\$18,800 |            | +6.2% | -0.04% |
| <b>% Change</b>                           | +6.8%     | +6.6%     | +6.7%     |            | +6.7% | -0.34% |

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.04% and -0.34% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary Data:**

|                       | Land      | Imps      | Total     |
|-----------------------|-----------|-----------|-----------|
| <b>2002 Value</b>     | \$122,300 | \$160,900 | \$283,200 |
| <b>2003 Value</b>     | \$130,600 | \$172,100 | \$302,700 |
| <b>Percent Change</b> | +6.8%     | +7.0 %    | +6.9 %    |

Number of improved Parcels in the Population: 7354.

**Summary of Findings:** A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

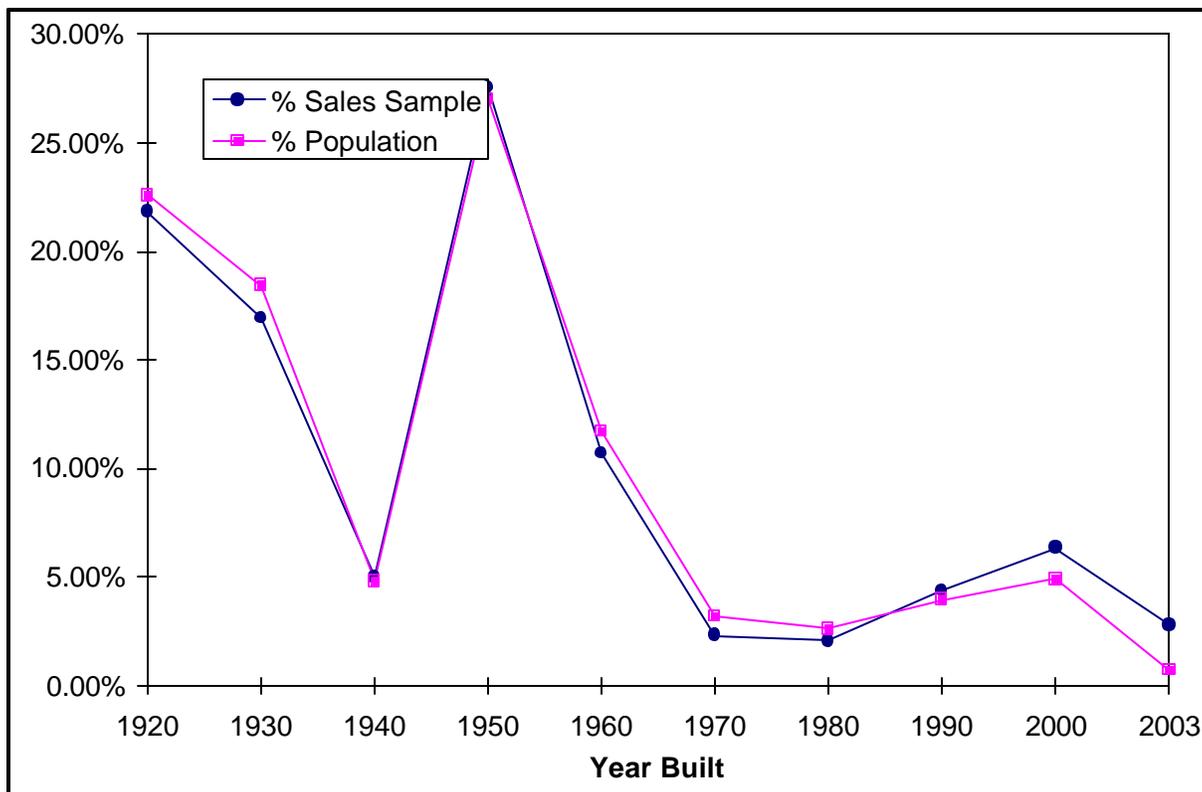
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 2000 in Subarea 1,6 and 9 of North and South Central West Seattle had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### ***Sales Sample Representation of Population - Year Built or Year Renovated***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built          | Frequency | % Sales Sample |
| 1920                | 179       | 21.83%         |
| 1930                | 139       | 16.95%         |
| 1940                | 41        | 5.00%          |
| 1950                | 226       | 27.56%         |
| 1960                | 88        | 10.73%         |
| 1970                | 19        | 2.32%          |
| 1980                | 17        | 2.07%          |
| 1990                | 36        | 4.39%          |
| 2000                | 52        | 6.34%          |
| 2003                | 23        | 2.80%          |
|                     | 820       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built        | Frequency | % Population |
| 1920              | 1661      | 22.59%       |
| 1930              | 1356      | 18.44%       |
| 1940              | 355       | 4.83%        |
| 1950              | 1988      | 27.03%       |
| 1960              | 862       | 11.72%       |
| 1970              | 235       | 3.20%        |
| 1980              | 192       | 2.61%        |
| 1990              | 292       | 3.97%        |
| 2000              | 361       | 4.91%        |
| 2003              | 52        | 0.71%        |
|                   | 7354      |              |

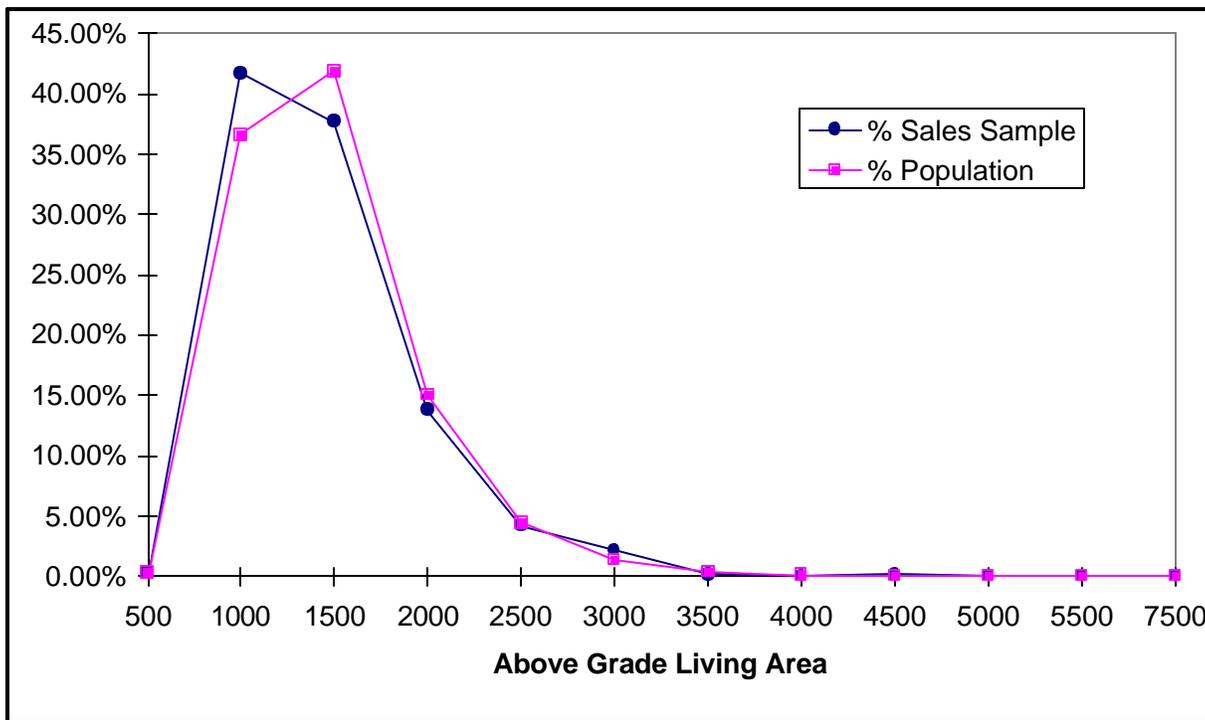


The sales sample frequency distribution follows the population distribution very closely with regard to year built. This distribution is ideal for both accurate analysis and appraisals.

**Sales Sample Representation of Population - Above Grade Living Area**

| Sales Sample |           |                |
|--------------|-----------|----------------|
| AGLA         | Frequency | % Sales Sample |
| 500          | 2         | 0.24%          |
| 1000         | 342       | 41.71%         |
| 1500         | 309       | 37.68%         |
| 2000         | 113       | 13.78%         |
| 2500         | 34        | 4.15%          |
| 3000         | 18        | 2.20%          |
| 3500         | 1         | 0.12%          |
| 4000         | 0         | 0.00%          |
| 4500         | 1         | 0.12%          |
| 5000         | 0         | 0.00%          |
| 5500         | 0         | 0.00%          |
| 7500         | 0         | 0.00%          |
|              | 820       |                |

| Population |           |              |
|------------|-----------|--------------|
| AGLA       | Frequency | % Population |
| 500        | 20        | 0.27%        |
| 1000       | 2689      | 36.57%       |
| 1500       | 3079      | 41.87%       |
| 2000       | 1103      | 15.00%       |
| 2500       | 326       | 4.43%        |
| 3000       | 98        | 1.33%        |
| 3500       | 25        | 0.34%        |
| 4000       | 8         | 0.11%        |
| 4500       | 4         | 0.05%        |
| 5000       | 0         | 0.00%        |
| 5500       | 1         | 0.01%        |
| 7500       | 1         | 0.01%        |
|            | 7354      |              |

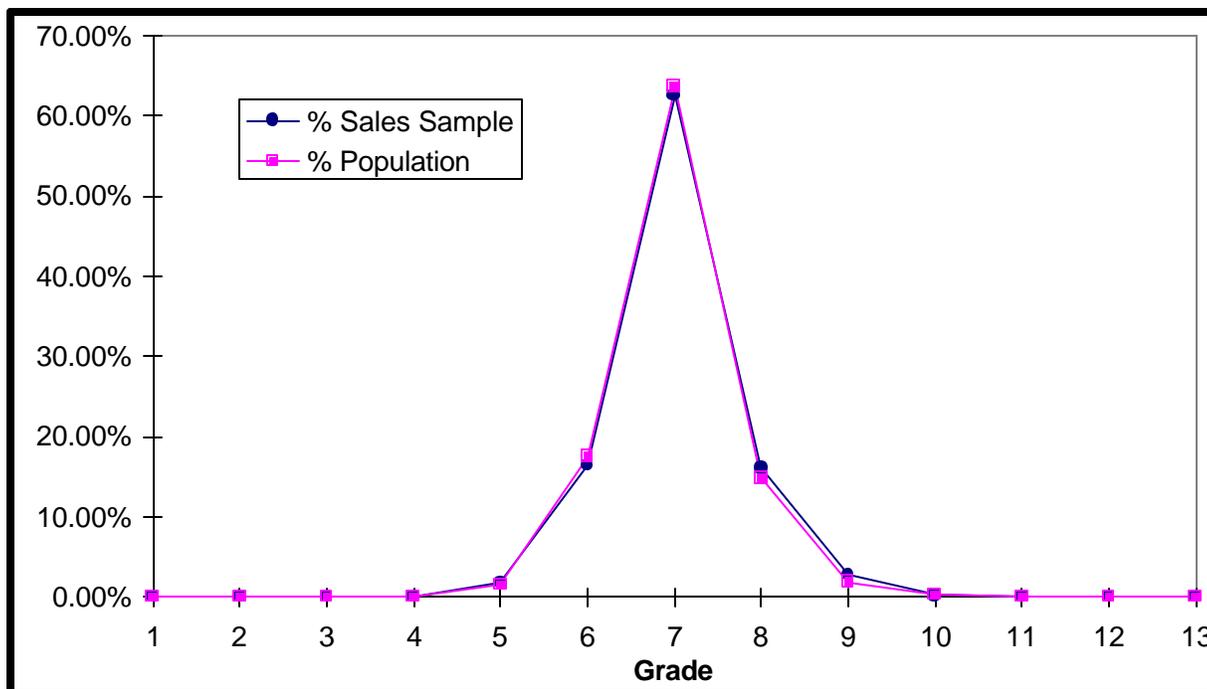


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Grade

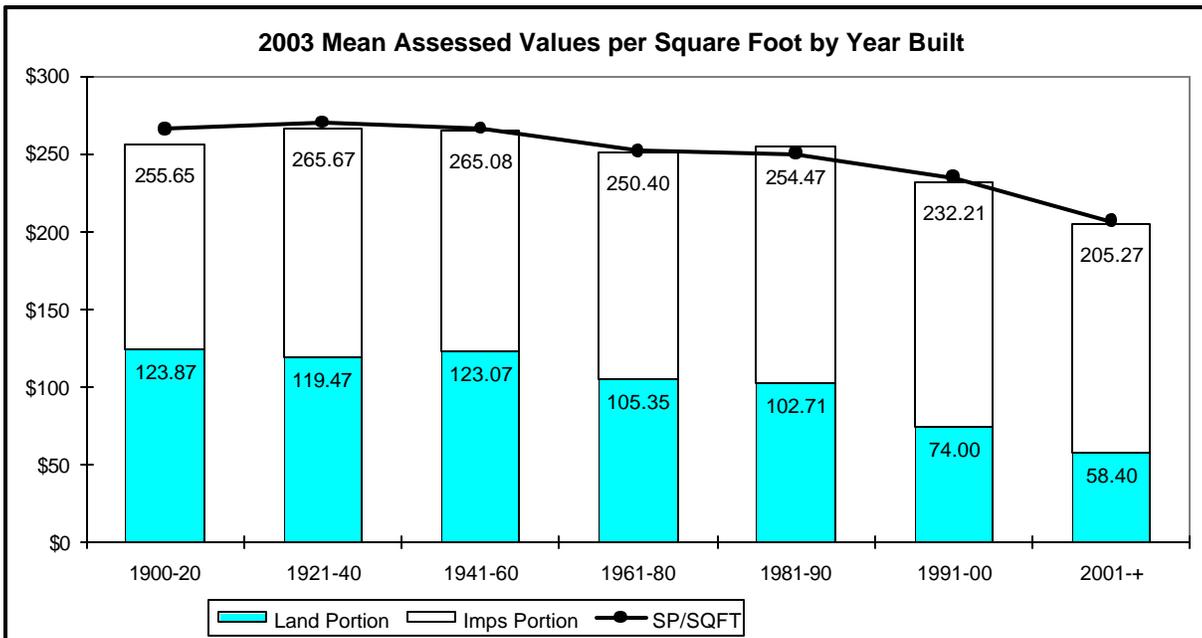
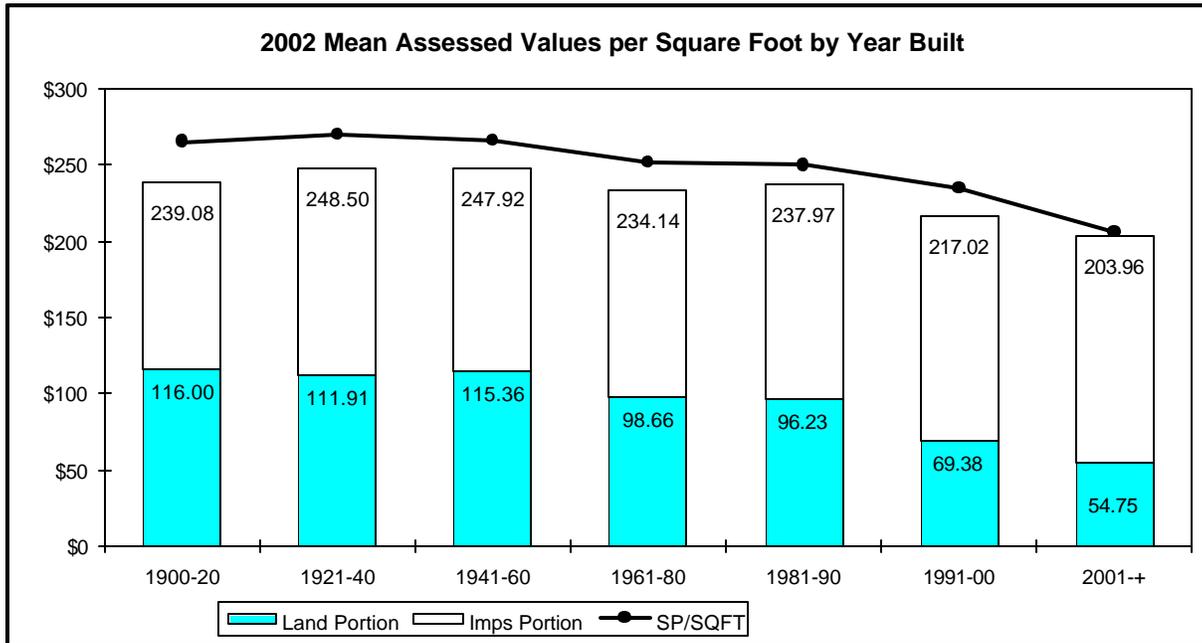
| Sales Sample |           |                |
|--------------|-----------|----------------|
| Grade        | Frequency | % Sales Sample |
| 1            | 0         | 0.00%          |
| 2            | 0         | 0.00%          |
| 3            | 0         | 0.00%          |
| 4            | 0         | 0.00%          |
| 5            | 15        | 1.83%          |
| 6            | 135       | 16.46%         |
| 7            | 513       | 62.56%         |
| 8            | 132       | 16.10%         |
| 9            | 23        | 2.80%          |
| 10           | 2         | 0.24%          |
| 11           | 0         | 0.00%          |
| 12           | 0         | 0.00%          |
| 13           | 0         | 0.00%          |
|              | 820       |                |

| Population |           |              |
|------------|-----------|--------------|
| Grade      | Frequency | % Population |
| 1          | 0         | 0.00%        |
| 2          | 0         | 0.00%        |
| 3          | 1         | 0.01%        |
| 4          | 8         | 0.11%        |
| 5          | 116       | 1.58%        |
| 6          | 1288      | 17.51%       |
| 7          | 4682      | 63.67%       |
| 8          | 1090      | 14.82%       |
| 9          | 139       | 1.89%        |
| 10         | 26        | 0.35%        |
| 11         | 3         | 0.04%        |
| 12         | 1         | 0.01%        |
| 13         | 0         | 0.00%        |
|            | 7354      |              |



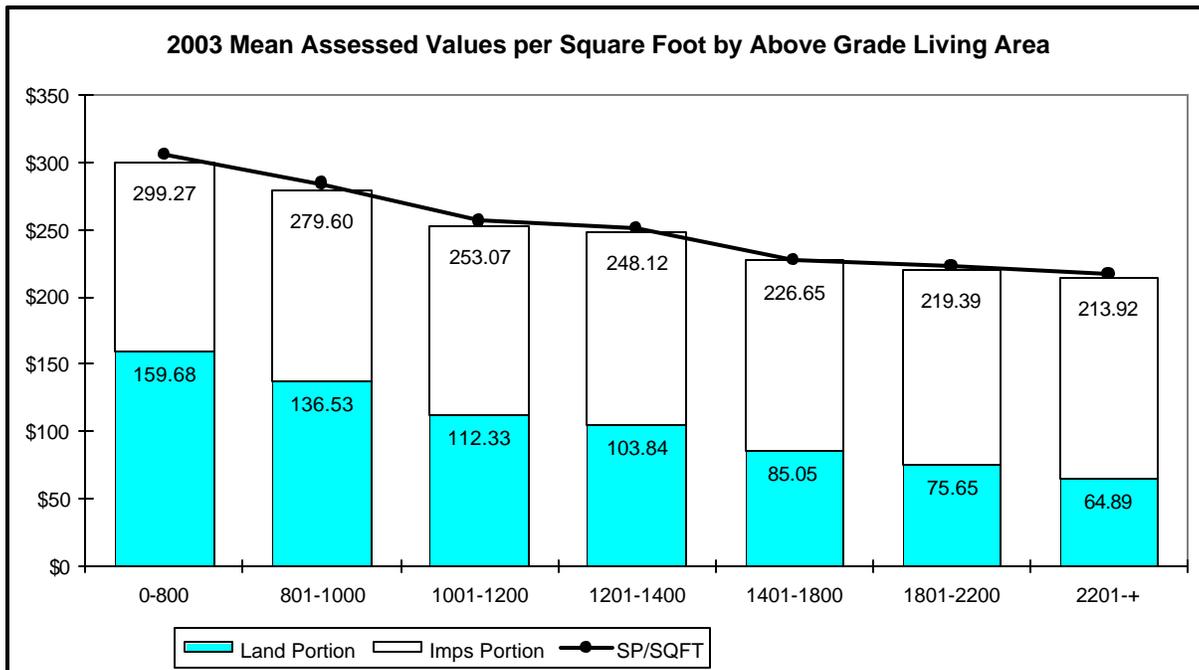
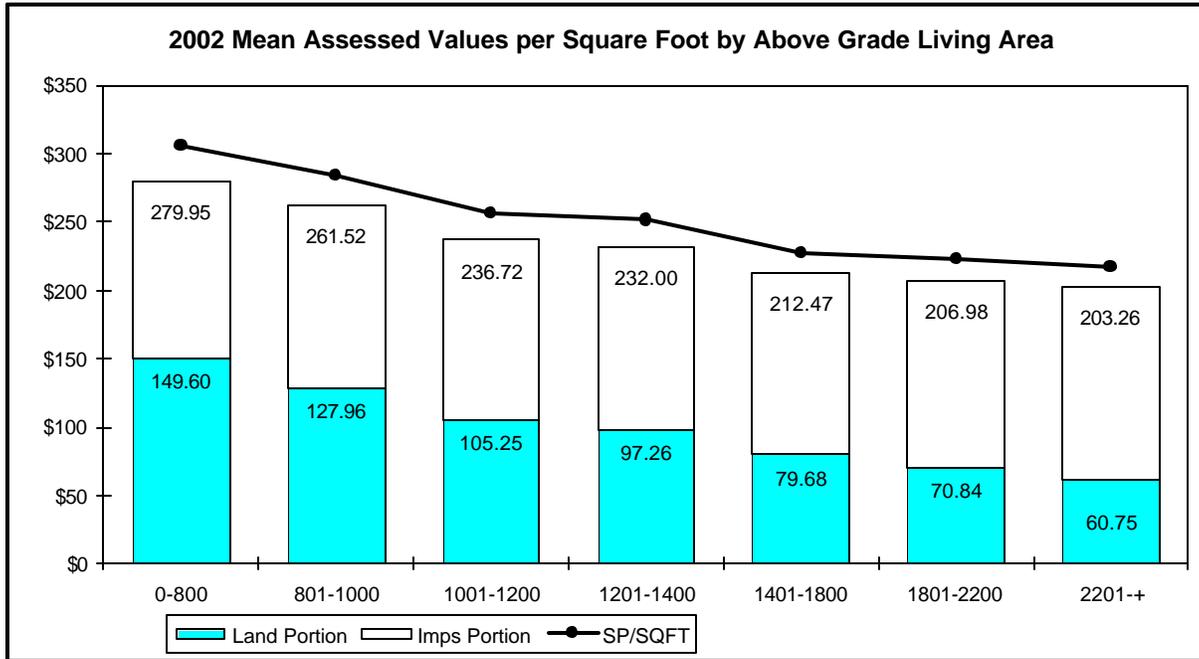
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2002 and 2003 Per Square Foot Values By Year Built or Year Renovated



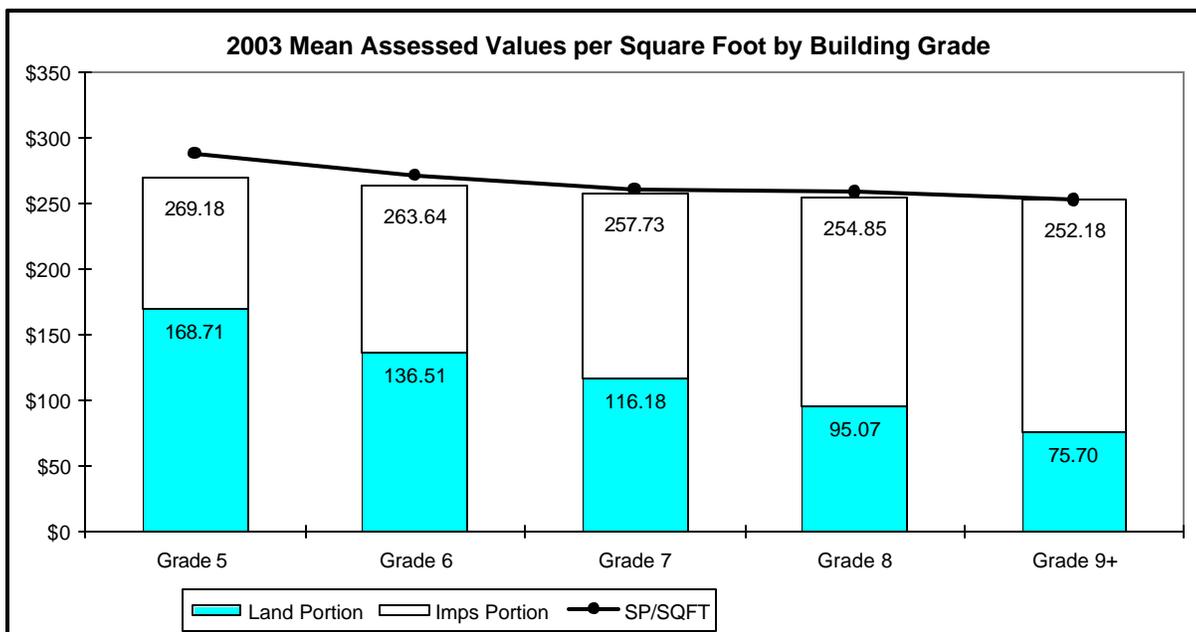
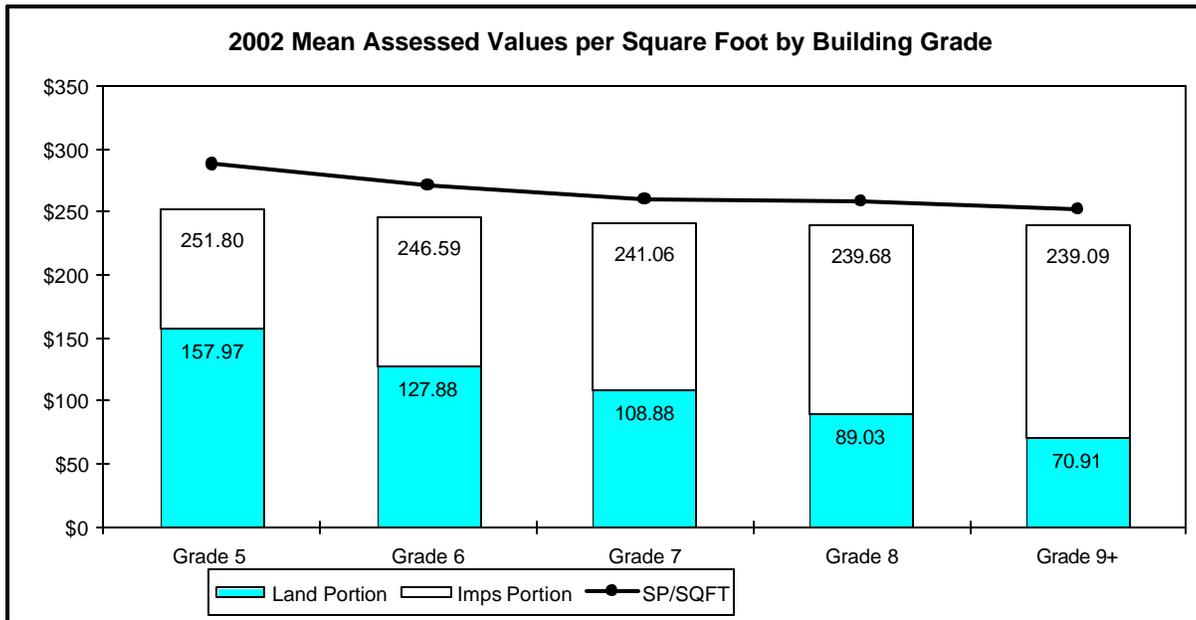
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2002 and 2003 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2002 and 2003 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. One grade 10 sale is included in grade 9.

# Annual Update Process

## ***Personnel & Participation***

The Annual Update report and analysis were produced by Raju Pandey, Appraiser II . The process and results were reviewed by the Appraisal Team Lead Appraiser, Mindy Tiangson and by Bob Kaldor District Senior Appraiser. Debra Prins, Residential Division Manager further reviewed the report prior to completion and advised.

## ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

A scarcity of vacant land sales (4 usable land sales) in area 48 and 76 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.9335798$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.071$$

*Note: There would be no change if 2002 land value is less than or equal to \$10,000.*

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with “accessory only” improvements*, the total assessed values on all improved parcels were based on the analysis of the 820 usable residential sales in the North Central West Seattle and South Central West Seattle.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 2000 in Sub area 1,6 and 9 of North and South Central West Seattle had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / {0.9335798 + (0.07197575 if year built or renovation after 2000 and subarea doesn't equal to 8)}

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report on page 12.

### ***Improved parcel Update (Continued)***

*Other:* \*If multiple houses exist on a parcel, the formula derived from the primary building is used.

\*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only \*”, then:

“2003 Total Value = (2002 Land Value \*1.071) + (2002 Imps Value \* 1.066)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

*\*These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:  
Previous land Value \*1.0 Or Previous Improvement Value \* 1.0.

If improvements “Building Grade 1-4”, they will be treated as accessories:

“2003 Total Value for Building Grade 1-4 = (2002 Land Value x 1.071) + (2002 Imps Value \* 1.066)” with result rounded down to the next \$1,000

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.071) + (2002 Imps Value \* 1.0)” with result rounded down to the next \$1,000.

Residential properties located on commercially zoned land in Area 76 (S. Central West Seattle) will be valued using the overall basic adjustment indicated by the sales sample and no change will be made to area 48 (N. Central West Seattle).

### ***Mobile Home Update***

There are no mobile homes sale in this area.

### ***Model Validation***

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

## Area 48 and 76 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production. North Central West Seattle and South Central West Seattle **is combined together to derive following adjustments.**

**Overall (if no other adjustments apply)**

7.1%

**Year Built or Renovation  
>2000 Except Subarea 8**

% Adjustment

**Yes**

-7.7%

**Comments and Examples:**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in subarea 1, 6 and 9 which is built or renovated after 2000 would receive 0.6% downward adjustment (7.1% Overall - 7.7% year built or renovation 2000 - + and subarea except 8). 45 homes out of 7354 North Central West Seattle (Area 48) and South Central West Seattle (Area 76) homes would get this adjustment.

Approximately, 99.4% of the population in the area are adjusted by the overall alone. There are 7354 parcels (4104 in North Central West Seattle and 3250 in South Central West Seattle) with one improvement consisting of 1-3 living units.

## Area 48 and 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade          | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
|---------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| 5                   | 15    | 0.873              | 0.933              | 6.9%           | 0.875                | 0.991               |
| 6                   | 135   | 0.910              | 0.973              | 6.9%           | 0.951                | 0.995               |
| 7                   | 513   | 0.927              | 0.991              | 6.9%           | 0.980                | 1.001               |
| 8                   | 132   | 0.929              | 0.986              | 6.2%           | 0.967                | 1.005               |
| 9                   | 23    | 0.948              | 0.998              | 5.2%           | 0.975                | 1.021               |
| 10                  | 2     | 0.930              | 0.996              | 7.1%           | N/A                  | N/A                 |
| Year Built          | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| 1900-1920           | 179   | 0.902              | 0.965              | 6.9%           | 0.946                | 0.984               |
| 1921-1940           | 180   | 0.919              | 0.982              | 6.9%           | 0.965                | 1.000               |
| 1941-1960           | 314   | 0.933              | 0.998              | 6.9%           | 0.985                | 1.010               |
| 1961-1980           | 36    | 0.936              | 1.001              | 6.9%           | 0.961                | 1.041               |
| 1981-1990           | 36    | 0.944              | 1.010              | 6.9%           | 0.971                | 1.049               |
| 1991-2000           | 52    | 0.922              | 0.987              | 7.0%           | 0.960                | 1.014               |
| 2001 - +            | 23    | 0.987              | 0.992              | 0.5%           | 0.959                | 1.024               |
| Condition           | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| Fair                | 12    | 0.848              | 0.907              | 6.9%           | 0.794                | 1.019               |
| Average             | 347   | 0.926              | 0.985              | 6.3%           | 0.972                | 0.997               |
| Good                | 414   | 0.928              | 0.992              | 6.9%           | 0.981                | 1.003               |
| Very Good           | 47    | 0.915              | 0.979              | 7.0%           | 0.946                | 1.011               |
| Stories             | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| 1                   | 566   | 0.926              | 0.990              | 6.9%           | 0.980                | 1.000               |
| 1.5                 | 154   | 0.921              | 0.985              | 6.9%           | 0.965                | 1.005               |
| 2                   | 94    | 0.928              | 0.979              | 5.5%           | 0.957                | 1.001               |
| 2.5                 | 2     | 0.964              | 1.030              | 6.9%           | N/A                  | N/A                 |
| 3                   | 4     | 0.945              | 1.000              | 5.8%           | 0.832                | 1.168               |
| Area                | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| N.Central W.Seattle | 456   | 0.930              | 0.991              | 6.6%           | 0.980                | 1.002               |
| S.Central W.Seattle | 364   | 0.919              | 0.982              | 6.8%           | 0.970                | 0.993               |

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A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Above Grade Living Area                       | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
|---|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| 0-800   | 100   | 0.916              | 0.979              | 6.9%           | 0.957                | 1.002               |
| 801-1000                                      | 244   | 0.922              | 0.985              | 6.9%           | 0.970                | 1.001               |
| 1001-1200                                     | 159   | 0.924              | 0.988              | 6.9%           | 0.970                | 1.006               |
| 1201-1400                                     | 109   | 0.924              | 0.988              | 6.9%           | 0.965                | 1.011               |
| 1401-1800                                     | 125   | 0.933              | 0.995              | 6.7%           | 0.974                | 1.015               |
| 1801-2200                                     | 49    | 0.928              | 0.983              | 6.0%           | 0.948                | 1.019               |
| 2201 - +                                      | 34    | 0.935              | 0.985              | 5.3%           | 0.954                | 1.016               |
| View Y/N                                      | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| N   | 569   | 0.924              | 0.985              | 6.7%           | 0.975                | 0.995               |
| Y   | 251   | 0.929              | 0.991              | 6.7%           | 0.976                | 1.006               |
| Year Built or Renovation 2000 - + and Subarea | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| 1   | 3     | 1.001              | 0.994              | -0.7%          | 0.971                | 1.017               |
| 6   | 7     | 1.015              | 1.009              | -0.7%          | 0.962                | 1.056               |
| 8   | 5     | 0.903              | 0.966              | 7.0%           | 0.794                | 1.137               |
| 9   | 8     | 0.996              | 0.990              | -0.6%          | 0.934                | 1.046               |
| Sub Area                                      | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| 1   | 218   | 0.917              | 0.979              | 6.8%           | 0.964                | 0.994               |
| 6   | 230   | 0.921              | 0.982              | 6.6%           | 0.967                | 0.998               |
| 8   | 146   | 0.922              | 0.986              | 6.9%           | 0.967                | 1.006               |
| 9   | 226   | 0.939              | 1.000              | 6.5%           | 0.984                | 1.016               |
| Lot Size                                      | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| 0-3000  | 27    | 0.934              | 0.985              | 5.4%           | 0.945                | 1.026               |
| 3001-4000                                     | 79    | 0.891              | 0.951              | 6.7%           | 0.922                | 0.981               |
| 4001-5000                                     | 224   | 0.904              | 0.964              | 6.6%           | 0.949                | 0.979               |
| 5001-6000                                     | 254   | 0.932              | 0.994              | 6.6%           | 0.980                | 1.009               |
| 6001-7000                                     | 168   | 0.957              | 1.022              | 6.8%           | 1.006                | 1.039               |
| 7001-8000                                     | 40    | 0.948              | 1.014              | 6.9%           | 0.975                | 1.052               |
| 8001 - +                                      | 28    | 0.917              | 0.980              | 7.0%           | 0.933                | 1.028               |

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

|                                       |                                 |   |   |
|---------------------------------------|---------------------------------|---|---|
| <b>District/Team:</b><br>WC/ Team 3   | <b>Lien Date:</b><br>01/01/2002 | <b>Date of Report:</b><br>4/29/2003             | <b>Sales Dates:</b><br>1/2001 - 12/2002 |
| <b>Area</b><br>N-S Central W. Seattle | <b>Appr ID:</b><br>RPAN         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |

|                              |         |
|------------------------------|---------|
| <b>SAMPLE STATISTICS</b>     |         |
| <b>Sample size (n)</b>       | 820     |
| <b>Mean Assessed Value</b>   | 281,200 |
| <b>Mean Sales Price</b>      | 303,900 |
| <b>Standard Deviation AV</b> | 87.801  |
| <b>Standard Deviation SP</b> | 98.713  |

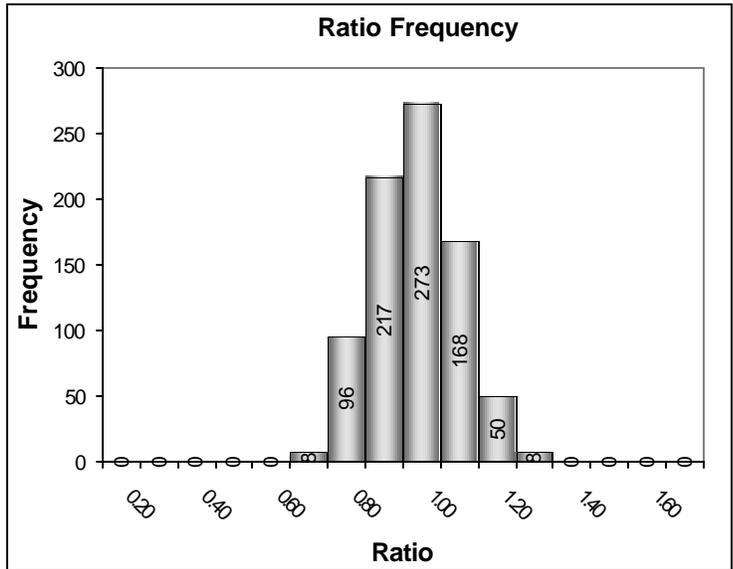
|                              |       |
|------------------------------|-------|
| <b>ASSESSMENT LEVEL</b>      |       |
| <b>Arithmetic Mean Ratio</b> | 0.935 |
| <b>Median Ratio</b>          | 0.930 |
| <b>Weighted Mean Ratio</b>   | 0.925 |

|   |        |
|---|--------|
| <b>UNIFORMITY</b>                       |        |
| <b>Lowest ratio</b>                     | 0.655  |
| <b>Highest ratio:</b>                   | 1.226  |
| <b>Coefficient of Dispersion</b>        | 9.60%  |
| <b>Standard Deviation</b>               | 0.111  |
| <b>Coefficient of Variation</b>         | 11.85% |
| <b>Price Related Differential (PRD)</b> | 1.011  |

|                               |       |
|-------------------------------|-------|
| <b>RELIABILITY</b>            |       |
| <b>95% Confidence: Median</b> |       |
| Lower limit                   | 0.922 |
| Upper limit                   | 0.943 |
| <b>95% Confidence: Mean</b>   |       |
| Lower limit                   | 0.928 |
| Upper limit                   | 0.943 |

|  |       |
|--|-------|
| <b>SAMPLE SIZE EVALUATION</b>            |       |
| <b>N (population size)</b>               | 7354  |
| <b>B (acceptable error - in decimal)</b> | 0.05  |
| <b>S (estimated from this sample)</b>    | 0.111 |
| <b>Recommended minimum:</b>              | 20    |
| <b>Actual sample size:</b>               | 820   |
| <b>Conclusion:</b>                       | OK    |

|   |                |
|---|----------------|
| <b>NORMALITY</b>                          |                |
| <b>Binomial Test</b>                      |                |
| # ratios below mean:                      | 420            |
| # ratios above mean:                      | 400            |
| z:  | 0.698          |
| <b>Conclusion:</b>                        | <b>Normal*</b> |
| <i>*i.e. no evidence of non-normality</i> |                |



**COMMENTS:**

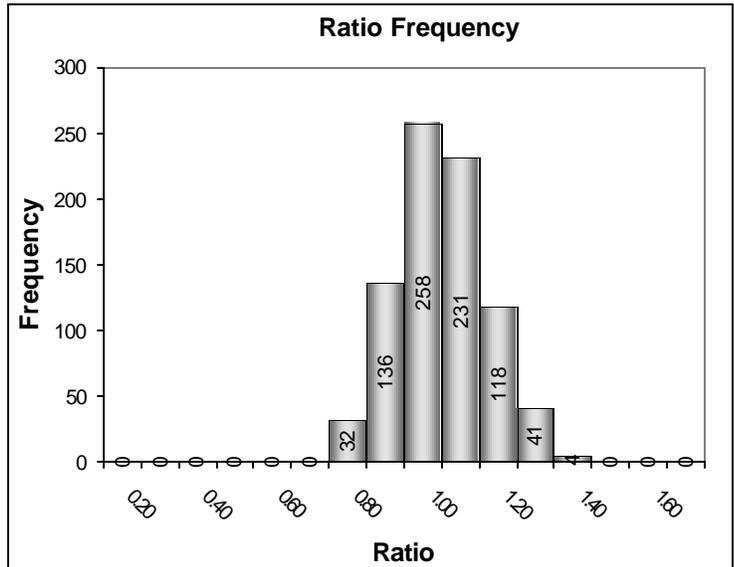
1 to 3 Unit Residences throughout area 48 (North Central West Seattle) and 76 (South Central West Seattle).

# Annual Update Ratio Study Report (After)

## 2003 Assessments

|                                       |                                 |   |   |
|---------------------------------------|---------------------------------|---|---|
| <b>District/Team:</b><br>WC/ Team 3   | <b>Lien Date:</b><br>01/01/2003 | <b>Date of Report:</b><br>4/29/2003             | <b>Sales Dates:</b><br>1/2001 - 12/2002 |
| <b>Area</b><br>N-S Central W. Seattle | <b>Appr ID:</b><br>RPAN         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |

|   |         |
|---|---------|
| <b>SAMPLE STATISTICS</b>                  |         |
| <i>Sample size (n)</i>                    | 820     |
| <i>Mean Assessed Value</i>                | 300,000 |
| <i>Mean Sales Price</i>                   | 303,900 |
| <i>Standard Deviation AV</i>              | 92,480  |
| <i>Standard Deviation SP</i>              | 98,713  |
| <b>ASSESSMENT LEVEL</b>                   |         |
| <i>Arithmetic Mean Ratio</i>              | 0.998   |
| <i>Median Ratio</i>                       | 0.991   |
| <i>Weighted Mean Ratio</i>                | 0.987   |
| <b>UNIFORMITY</b>                         |         |
| <i>Lowest ratio</i>                       | 0.702   |
| <i>Highest ratio:</i>                     | 1.312   |
| <i>Coefficient of Dispersion</i>          | 9.55%   |
| <i>Standard Deviation</i>                 | 0.118   |
| <i>Coefficient of Variation</i>           | 11.81%  |
| <i>Price Related Differential (PRD)</i>   | 1.011   |
| <b>RELIABILITY</b>                        |         |
| <b>95% Confidence: Median</b>             |         |
| <i>Lower limit</i>                        | 0.985   |
| <i>Upper limit</i>                        | 1.006   |
| <b>95% Confidence: Mean</b>               |         |
| <i>Lower limit</i>                        | 0.990   |
| <i>Upper limit</i>                        | 1.006   |
| <b>SAMPLE SIZE EVALUATION</b>             |         |
| <i>N (population size)</i>                | 7354    |
| <i>B (acceptable error - in decimal)</i>  | 0.05    |
| <i>S (estimated from this sample)</i>     | 0.118   |
| <b>Recommended minimum:</b>               | 22      |
| <i>Actual sample size:</i>                | 820     |
| <b>Conclusion:</b>                        | OK      |
| <b>NORMALITY</b>                          |         |
| <b>Binomial Test</b>                      |         |
| <i># ratios below mean:</i>               | 422     |
| <i># ratios above mean:</i>               | 398     |
| <i>z:</i>                                 | 0.838   |
| <b>Conclusion:</b>                        | Normal* |
| <i>*i.e. no evidence of non-normality</i> |         |



### COMMENTS:

1 to 3 Unit Residences throughout area 48 and 76.

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

- |              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

- |              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address        |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|----------------------|
| 076  | 1        | 249320 | 0185  | 04/25/02  | \$ 205,000 | 500                | 0             | 5         | 1938       | 4    | 5499     | Y     | N             | 8425 41ST AV SW      |
| 076  | 1        | 271910 | 0050  | 06/01/01  | \$ 142,500 | 600                | 0             | 5         | 1920       | 4    | 2941     | N     | N             | 6546 42ND AV SW      |
| 076  | 1        | 431820 | 0225  | 08/21/01  | \$ 183,000 | 650                | 0             | 5         | 1900       | 4    | 5009     | N     | N             | 7323 GLENRIDGE WY SW |
| 076  | 1        | 249320 | 0435  | 06/05/02  | \$ 249,950 | 590                | 590           | 6         | 1945       | 5    | 3200     | N     | N             | 8430 40TH AV SW      |
| 076  | 1        | 249120 | 0145  | 07/20/01  | \$ 185,000 | 680                | 680           | 6         | 1949       | 4    | 6425     | N     | N             | 8820 37TH AV SW      |
| 076  | 1        | 249020 | 0010  | 10/10/02  | \$ 215,000 | 680                | 220           | 6         | 1911       | 3    | 5100     | N     | N             | 3907 SW WEBSTER ST   |
| 076  | 1        | 563750 | 0070  | 07/22/02  | \$ 185,000 | 700                | 300           | 6         | 1921       | 3    | 4793     | N     | N             | 4117 SW MORGAN ST    |
| 076  | 1        | 249220 | 0100  | 04/19/01  | \$ 172,500 | 720                | 0             | 6         | 1952       | 5    | 4080     | N     | N             | 3540 SW AUSTIN ST    |
| 076  | 1        | 563750 | 0135  | 05/20/02  | \$ 220,000 | 740                | 0             | 6         | 1947       | 4    | 6250     | N     | N             | 6506 41ST AV SW      |
| 076  | 1        | 269560 | 0205  | 07/11/02  | \$ 145,000 | 740                | 0             | 6         | 1924       | 2    | 8112     | N     | N             | 3518 SW MONROE ST    |
| 076  | 1        | 249320 | 0235  | 08/24/01  | \$ 219,300 | 750                | 100           | 6         | 1916       | 2    | 6213     | N     | N             | 8406 41ST AV SW      |
| 076  | 1        | 271660 | 0225  | 09/17/01  | \$ 259,950 | 750                | 0             | 6         | 1930       | 4    | 3600     | Y     | N             | 6906 40TH AV SW      |
| 076  | 1        | 269560 | 0155  | 09/13/02  | \$ 198,500 | 770                | 0             | 6         | 1948       | 4    | 4472     | N     | N             | 3546 SW MONROE ST    |
| 076  | 1        | 006500 | 0100  | 04/06/01  | \$ 235,500 | 790                | 240           | 6         | 1925       | 4    | 6042     | Y     | N             | 6522 36TH AV SW      |
| 076  | 1        | 271660 | 0205  | 06/14/02  | \$ 340,000 | 790                | 0             | 6         | 1922       | 3    | 6636     | Y     | N             | 6927 39TH AV SW      |
| 076  | 1        | 248920 | 0150  | 06/26/02  | \$ 278,500 | 810                | 0             | 6         | 1940       | 4    | 3559     | Y     | N             | 3706 SW MYRTLE ST    |
| 076  | 1        | 923890 | 1040  | 04/26/02  | \$ 196,750 | 820                | 250           | 6         | 1918       | 4    | 4556     | N     | N             | 4122 SW KENYON ST    |
| 076  | 1        | 249020 | 0335  | 01/28/02  | \$ 228,500 | 830                | 0             | 6         | 1918       | 3    | 5100     | N     | N             | 3942 SW HOLDEN ST    |
| 076  | 1        | 249220 | 0860  | 05/22/02  | \$ 229,950 | 900                | 0             | 6         | 1920       | 5    | 4080     | N     | N             | 3723 SW IDA ST       |
| 076  | 1        | 431770 | 0335  | 11/25/02  | \$ 286,500 | 970                | 120           | 6         | 1910       | 4    | 7455     | N     | N             | 7356 40TH AV SW      |
| 076  | 1        | 431920 | 0395  | 07/10/02  | \$ 265,000 | 980                | 0             | 6         | 1929       | 4    | 12456    | N     | N             | 3642 SW OTHELLO ST   |
| 076  | 1        | 923890 | 1515  | 09/19/02  | \$ 239,900 | 990                | 240           | 6         | 1948       | 4    | 4285     | N     | N             | 4122 SW AUSTIN ST    |
| 076  | 1        | 301330 | 0378  | 10/19/01  | \$ 265,900 | 1050               | 700           | 6         | 1984       | 4    | 4234     | N     | N             | 4122 SW SOUTHERN ST  |
| 076  | 1        | 431770 | 0140  | 03/08/02  | \$ 250,000 | 1060               | 0             | 6         | 1910       | 4    | 7504     | N     | N             | 4001 SW MYRTLE ST    |
| 076  | 1        | 249220 | 0415  | 12/26/02  | \$ 222,500 | 1090               | 0             | 6         | 1941       | 3    | 4080     | N     | N             | 3748 SW IDA ST       |
| 076  | 1        | 249220 | 0295  | 01/29/02  | \$ 234,500 | 1140               | 0             | 6         | 1963       | 2    | 4080     | N     | N             | 3706 SW AUSTIN ST    |
| 076  | 1        | 431920 | 0565  | 03/23/01  | \$ 205,950 | 1150               | 0             | 6         | 1912       | 5    | 8314     | N     | N             | 7113 35TH AV SW      |
| 076  | 1        | 984230 | 0695  | 06/26/02  | \$ 187,500 | 650                | 0             | 7         | 1942       | 4    | 4134     | N     | N             | 3540 SW SOUTHERN ST  |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|-----------------------|
| 076  | 1        | 269560 | 0495  | 11/22/02  | \$ 180,000 | 650                | 0             | 7         | 1941       | 3    | 4893     | N    | N             | 3545 SW ELMGROVE ST   |
| 076  | 1        | 249220 | 0385  | 06/21/02  | \$ 279,000 | 700                | 0             | 7         | 1928       | 4    | 4080     | N    | N             | 3745 SW AUSTIN ST     |
| 076  | 1        | 249220 | 0750  | 10/23/02  | \$ 258,000 | 700                | 180           | 7         | 1943       | 4    | 4080     | N    | N             | 3616 SW HOLDEN ST     |
| 076  | 1        | 249220 | 0245  | 03/06/01  | \$ 199,000 | 710                | 200           | 7         | 1943       | 5    | 4080     | N    | N             | 3744 SW AUSTIN ST     |
| 076  | 1        | 301330 | 0565  | 05/06/02  | \$ 248,000 | 710                | 410           | 7         | 1945       | 4    | 4244     | Y    | N             | 4139 SW ROSE ST       |
| 076  | 1        | 984230 | 0100  | 06/15/01  | \$ 239,950 | 720                | 0             | 7         | 1944       | 4    | 4166     | N    | N             | 3743 SW SOUTHERN ST   |
| 076  | 1        | 301330 | 0815  | 05/30/01  | \$ 173,500 | 720                | 0             | 7         | 1947       | 4    | 4186     | N    | N             | 3910 SW MONROE ST     |
| 076  | 1        | 249120 | 0205  | 02/06/02  | \$ 180,000 | 720                | 0             | 7         | 1947       | 4    | 6417     | N    | N             | 8837 36TH AV SW       |
| 076  | 1        | 178150 | 0015  | 07/18/01  | \$ 180,000 | 730                | 0             | 7         | 1941       | 4    | 5075     | N    | N             | 3711 SW THISTLE ST    |
| 076  | 1        | 178200 | 0160  | 11/05/02  | \$ 221,600 | 730                | 360           | 7         | 1942       | 3    | 5000     | N    | N             | 8608 36TH AV SW       |
| 076  | 1        | 249220 | 0256  | 02/16/01  | \$ 229,000 | 740                | 260           | 7         | 1945       | 5    | 4080     | N    | N             | 3736 SW AUSTIN ST     |
| 076  | 1        | 269560 | 0095  | 12/11/02  | \$ 286,000 | 750                | 470           | 7         | 1948       | 5    | 4494     | N    | N             | 3714 SW MONROE ST     |
| 076  | 1        | 301330 | 0630  | 04/28/01  | \$ 236,000 | 760                | 760           | 7         | 1931       | 5    | 4239     | Y    | N             | 4130 SW THISTLE ST    |
| 076  | 1        | 248920 | 0030  | 10/04/01  | \$ 380,000 | 760                | 650           | 7         | 1984       | 3    | 6602     | Y    | N             | 3803 SW MYRTLE ST     |
| 076  | 1        | 301330 | 0421  | 11/07/01  | \$ 200,000 | 760                | 460           | 7         | 1942       | 2    | 4886     | N    | N             | 8216 CALIFORNIA AV SW |
| 076  | 1        | 249020 | 0110  | 12/23/02  | \$ 245,000 | 770                | 240           | 7         | 1948       | 4    | 5898     | N    | N             | 3912 SW AUSTIN ST     |
| 076  | 1        | 923890 | 1030  | 08/29/01  | \$ 214,950 | 780                | 0             | 7         | 1942       | 4    | 4342     | N    | N             | 4132 SW KENYON ST     |
| 076  | 1        | 301330 | 0805  | 10/23/01  | \$ 239,000 | 780                | 0             | 7         | 1927       | 4    | 4199     | N    | N             | 3918 SW MONROE ST     |
| 076  | 1        | 249320 | 0545  | 02/13/01  | \$ 178,000 | 800                | 0             | 7         | 1942       | 4    | 4000     | N    | N             | 8411 39TH AV SW       |
| 076  | 1        | 178150 | 0145  | 12/11/02  | \$ 265,000 | 800                | 800           | 7         | 1998       | 3    | 4726     | N    | N             | 3703 SW SULLIVAN ST   |
| 076  | 1        | 249220 | 0515  | 02/23/01  | \$ 224,150 | 810                | 350           | 7         | 1945       | 5    | 4080     | N    | N             | 3525 SW AUSTIN ST     |
| 076  | 1        | 249020 | 0520  | 12/18/01  | \$ 249,500 | 810                | 80            | 7         | 1942       | 4    | 5100     | N    | N             | 3907 SW PORTLAND ST   |
| 076  | 1        | 984230 | 0085  | 05/22/02  | \$ 279,000 | 810                | 400           | 7         | 1942       | 4    | 4429     | N    | N             | 3755 SW SOUTHERN ST   |
| 076  | 1        | 269560 | 0390  | 05/20/02  | \$ 260,000 | 810                | 410           | 7         | 1949       | 4    | 5748     | N    | N             | 3735 SW MONROE ST     |
| 076  | 1        | 006500 | 0140  | 07/10/02  | \$ 268,000 | 810                | 250           | 7         | 1942       | 4    | 6418     | Y    | N             | 6521 36TH AV SW       |
| 076  | 1        | 923890 | 1175  | 08/27/02  | \$ 277,000 | 810                | 0             | 7         | 1944       | 4    | 5100     | N    | N             | 4104 SW PORTLAND ST   |
| 076  | 1        | 178250 | 0070  | 08/10/01  | \$ 236,500 | 820                | 500           | 7         | 1942       | 3    | 4988     | N    | N             | 3626 SW CLOVERDALE ST |
| 076  | 1        | 178250 | 0100  | 11/13/01  | \$ 231,000 | 820                | 440           | 7         | 1942       | 4    | 5187     | N    | N             | 8457 36TH AV SW       |
| 076  | 1        | 248920 | 0155  | 05/22/02  | \$ 260,000 | 820                | 0             | 7         | 1940       | 3    | 4132     | Y    | N             | 3700 SW MYRTLE ST     |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|-----------------------|
| 076  | 1        | 178150 | 0255  | 06/03/02  | \$ 234,500 | 820                | 0             | 7         | 1944       | 4    | 4961     | N    | N             | 3702 SW TILLMAN ST    |
| 076  | 1        | 178250 | 0145  | 01/04/01  | \$ 227,000 | 830                | 830           | 7         | 1942       | 4    | 4600     | N    | N             | 8411 36TH AV SW       |
| 076  | 1        | 984230 | 0220  | 02/20/02  | \$ 253,950 | 830                | 0             | 7         | 1947       | 5    | 4108     | N    | N             | 8212 39TH AV SW       |
| 076  | 1        | 301330 | 1130  | 03/22/01  | \$ 219,500 | 840                | 0             | 7         | 1942       | 4    | 5235     | N    | N             | 3912 SW SOUTHERN ST   |
| 076  | 1        | 984230 | 0485  | 08/05/02  | \$ 229,950 | 840                | 0             | 7         | 1939       | 4    | 7372     | N    | N             | 3522 SW THISTLE ST    |
| 076  | 1        | 431820 | 0190  | 11/08/02  | \$ 289,000 | 840                | 0             | 7         | 1948       | 4    | 5906     | Y    | N             | 7306 CALIFORNIA AV SW |
| 076  | 1        | 269560 | 0375  | 01/12/01  | \$ 155,000 | 850                | 0             | 7         | 1949       | 3    | 5225     | N    | N             | 3723 SW MONROE ST     |
| 076  | 1        | 301330 | 0440  | 08/08/02  | \$ 269,000 | 850                | 0             | 7         | 1941       | 5    | 4241     | Y    | N             | 4135 SW SOUTHERN ST   |
| 076  | 1        | 178250 | 0120  | 02/15/02  | \$ 248,950 | 860                | 0             | 7         | 1942       | 4    | 4600     | N    | N             | 8437 36TH AV SW       |
| 076  | 1        | 249120 | 0360  | 04/24/02  | \$ 225,500 | 860                | 0             | 7         | 1942       | 4    | 5137     | N    | N             | 8829 37TH AV SW       |
| 076  | 1        | 178200 | 0015  | 06/18/02  | \$ 169,950 | 860                | 0             | 7         | 1942       | 4    | 6860     | N    | N             | 8411 35TH AV SW       |
| 076  | 1        | 249120 | 0295  | 09/18/02  | \$ 272,000 | 860                | 610           | 7         | 1948       | 4    | 6410     | N    | N             | 8852 38TH AV SW       |
| 076  | 1        | 178200 | 0170  | 10/17/02  | \$ 292,500 | 860                | 360           | 7         | 1942       | 3    | 5008     | N    | N             | 3627 SW CLOVERDALE ST |
| 076  | 1        | 178200 | 0110  | 11/18/02  | \$ 218,000 | 860                | 0             | 7         | 1942       | 3    | 5250     | N    | N             | 8633 35TH AV SW       |
| 076  | 1        | 178250 | 0035  | 03/23/01  | \$ 195,900 | 870                | 0             | 7         | 1942       | 4    | 4600     | N    | N             | 8506 37TH AV SW       |
| 076  | 1        | 923890 | 1035  | 04/12/02  | \$ 268,000 | 870                | 0             | 7         | 1927       | 5    | 4449     | N    | N             | 4128 SW KENYON ST     |
| 076  | 1        | 269560 | 0035  | 04/24/02  | \$ 240,000 | 880                | 0             | 7         | 1940       | 4    | 4494     | N    | N             | 3744 SW Monroe St.    |
| 076  | 1        | 269560 | 0110  | 11/18/02  | \$ 284,000 | 880                | 300           | 7         | 1948       | 3    | 5330     | N    | N             | 3707 SW KENYON ST     |
| 076  | 1        | 301330 | 1235  | 02/26/01  | \$ 210,000 | 890                | 0             | 7         | 1941       | 4    | 5856     | Y    | N             | 3909 SW SOUTHERN ST   |
| 076  | 1        | 870460 | 0005  | 03/05/01  | \$ 249,700 | 890                | 400           | 7         | 1941       | 4    | 6300     | N    | N             | 3723 SW HENDERSON ST  |
| 076  | 1        | 984230 | 0715  | 12/19/01  | \$ 248,000 | 890                | 500           | 7         | 1951       | 4    | 5464     | N    | N             | 3524 SW SOUTHERN ST   |
| 076  | 1        | 984230 | 0725  | 02/28/02  | \$ 219,950 | 890                | 500           | 7         | 1951       | 3    | 5456     | N    | N             | 3514 SW SOUTHERN ST   |
| 076  | 1        | 249020 | 0475  | 12/10/01  | \$ 258,500 | 900                | 0             | 7         | 1941       | 4    | 5100     | N    | N             | 3920 SW PORTLAND ST   |
| 076  | 1        | 271910 | 0330  | 03/06/02  | \$ 304,000 | 900                | 0             | 7         | 1948       | 4    | 6314     | Y    | N             | 4005 SW HOLLY ST      |
| 076  | 1        | 301330 | 1141  | 10/08/02  | \$ 245,000 | 910                | 910           | 7         | 1942       | 4    | 6273     | N    | N             | 3902 SW SOUTHERN ST   |
| 076  | 1        | 984230 | 0665  | 01/16/02  | \$ 245,000 | 920                | 500           | 7         | 1951       | 3    | 5418     | N    | N             | 8218 37TH AV SW       |
| 076  | 1        | 923890 | 1255  | 10/28/02  | \$ 230,000 | 920                | 0             | 7         | 1939       | 3    | 5002     | N    | N             | 7618 CALIFORNIA AV SW |
| 076  | 1        | 178200 | 0065  | 05/07/02  | \$ 199,950 | 930                | 0             | 7         | 1942       | 5    | 6860     | N    | N             | 8461 35TH AV SW       |
| 076  | 1        | 178250 | 0065  | 07/02/02  | \$ 292,000 | 940                | 380           | 7         | 1942       | 4    | 4978     | N    | N             | 8560 37TH AV SW       |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|-----------------------|
| 076  | 1        | 269560 | 0190  | 10/21/02  | \$ 255,000 | 940                | 0             | 7         | 1949       | 4    | 4264     | N     | N             | 3528 SW MONROE ST     |
| 076  | 1        | 262403 | 9107  | 08/07/01  | \$ 275,000 | 950                | 170           | 7         | 1924       | 5    | 5508     | Y     | N             | 7015 39TH AV SW       |
| 076  | 1        | 029300 | 0095  | 02/20/02  | \$ 224,000 | 950                | 200           | 7         | 1947       | 3    | 6383     | N     | N             | 7727 37TH AV SW       |
| 076  | 1        | 178150 | 0415  | 10/04/02  | \$ 305,000 | 950                | 470           | 7         | 1974       | 4    | 7140     | Y     | N             | 3724 SW DONOVAN ST    |
| 076  | 1        | 178150 | 0071  | 04/18/01  | \$ 229,000 | 960                | 740           | 7         | 1949       | 3    | 4560     | Y     | N             | 3745 SW THISTLE ST    |
| 076  | 1        | 301330 | 1030  | 04/11/02  | \$ 257,000 | 960                | 0             | 7         | 1943       | 4    | 6284     | N     | N             | 3915 SW ELMGROVE ST   |
| 076  | 1        | 029300 | 0170  | 06/13/02  | \$ 275,000 | 960                | 630           | 7         | 1911       | 5    | 7213     | N     | N             | 7725 36TH AV SW       |
| 076  | 1        | 178250 | 0140  | 06/13/02  | \$ 246,500 | 960                | 0             | 7         | 1942       | 4    | 4600     | N     | N             | 8417 36TH AV SW       |
| 076  | 1        | 178200 | 0060  | 02/23/01  | \$ 184,250 | 970                | 490           | 7         | 1942       | 4    | 6860     | N     | N             | 8457 35TH AV SW       |
| 076  | 1        | 249320 | 0415  | 04/23/01  | \$ 267,000 | 980                | 740           | 7         | 1958       | 4    | 3200     | N     | N             | 8414 40TH AV SW       |
| 076  | 1        | 269560 | 0100  | 09/19/02  | \$ 250,000 | 980                | 590           | 7         | 1948       | 4    | 5225     | N     | N             | 3711 SW KENYON ST     |
| 076  | 1        | 112100 | 0130  | 07/15/02  | \$ 312,000 | 990                | 350           | 7         | 1951       | 4    | 5267     | Y     | N             | 3609 SW HOLLY ST      |
| 076  | 1        | 301330 | 0150  | 04/30/01  | \$ 332,500 | 1000               | 720           | 7         | 2000       | 3    | 4252     | N     | N             | 8002 CALIFORNIA AV SW |
| 076  | 1        | 984230 | 0290  | 06/22/01  | \$ 255,000 | 1000               | 600           | 7         | 1950       | 4    | 4244     | N     | N             | 3715 SW ROSE ST       |
| 076  | 1        | 249020 | 0385  | 07/08/02  | \$ 279,950 | 1000               | 590           | 7         | 1941       | 4    | 5100     | N     | N             | 3907 SW HOLDEN ST     |
| 076  | 1        | 006500 | 0315  | 06/26/02  | \$ 393,500 | 1020               | 0             | 7         | 1914       | 3    | 6550     | Y     | N             | 6522 38TH AV SW       |
| 076  | 1        | 923890 | 1375  | 12/31/01  | \$ 249,900 | 1030               | 350           | 7         | 1948       | 4    | 5129     | Y     | N             | 4150 SW IDA ST        |
| 076  | 1        | 249120 | 0225  | 11/08/01  | \$ 252,000 | 1040               | 660           | 7         | 1975       | 4    | 6427     | N     | N             | 8815 36TH AV SW       |
| 076  | 1        | 249220 | 0720  | 06/18/02  | \$ 256,500 | 1050               | 0             | 7         | 1925       | 5    | 4080     | N     | N             | 3543 SW IDA ST        |
| 076  | 1        | 269560 | 0435  | 07/29/02  | \$ 237,500 | 1050               | 0             | 7         | 1952       | 4    | 5304     | N     | N             | 8106 39TH AV SW       |
| 076  | 1        | 984230 | 0181  | 06/20/02  | \$ 259,950 | 1060               | 720           | 7         | 1975       | 5    | 4986     | N     | N             | 3724 SW ROSE ST       |
| 076  | 1        | 563750 | 0105  | 08/17/01  | \$ 255,000 | 1070               | 0             | 7         | 1949       | 4    | 6000     | N     | N             | 6517 41ST AV SW       |
| 076  | 1        | 431920 | 0821  | 09/18/02  | \$ 272,000 | 1070               | 0             | 7         | 1944       | 4    | 5253     | N     | N             | 7325 36TH AV SW       |
| 076  | 1        | 984230 | 0340  | 08/03/01  | \$ 214,000 | 1080               | 540           | 7         | 1948       | 4    | 7788     | N     | N             | 3724 SW THISTLE ST    |
| 076  | 1        | 029300 | 0076  | 01/15/02  | \$ 266,000 | 1080               | 800           | 7         | 1927       | 4    | 7468     | N     | N             | 7726 38TH AV SW       |
| 076  | 1        | 301330 | 0810  | 02/19/02  | \$ 275,000 | 1080               | 800           | 7         | 1986       | 3    | 4199     | N     | N             | 3914 SW MONROE ST     |
| 076  | 1        | 249120 | 0695  | 02/26/02  | \$ 274,950 | 1080               | 0             | 7         | 1998       | 3    | 6380     | N     | N             | 9044 37TH AV SW       |
| 076  | 1        | 431770 | 0060  | 03/04/02  | \$ 244,000 | 1080               | 0             | 7         | 1958       | 4    | 5920     | N     | N             | 4168 SW ORCHARD ST    |
| 076  | 1        | 178150 | 0110  | 03/19/01  | \$ 240,000 | 1090               | 410           | 7         | 1944       | 4    | 5075     | N     | N             | 3732 SW SULLIVAN ST   |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|-----------------------|
| 076  | 1        | 301330 | 0832  | 07/18/02  | \$ 273,000 | 1090               | 600           | 7         | 1987       | 3    | 4209     | Y    | N             | 3949 SW MONROE ST     |
| 076  | 1        | 178250 | 0025  | 02/05/02  | \$ 236,350 | 1100               | 0             | 7         | 1942       | 2    | 4600     | N    | N             | 8422 37TH AV SW       |
| 076  | 1        | 178250 | 0040  | 04/16/02  | \$ 244,950 | 1100               | 0             | 7         | 1942       | 4    | 4600     | N    | N             | 8510 37TH AV SW       |
| 076  | 1        | 249020 | 0280  | 05/21/02  | \$ 369,000 | 1100               | 0             | 7         | 1923       | 5    | 5100     | Y    | N             | 3933 SW IDA ST        |
| 076  | 1        | 301330 | 0555  | 02/22/01  | \$ 258,850 | 1150               | 930           | 7         | 1939       | 5    | 6492     | N    | N             | 8316 CALIFORNIA AV SW |
| 076  | 1        | 249120 | 0090  | 09/17/01  | \$ 245,000 | 1150               | 1150          | 7         | 1949       | 4    | 6045     | N    | N             | 8831 35TH AV SW       |
| 076  | 1        | 984230 | 0010  | 12/19/01  | \$ 237,500 | 1150               | 0             | 7         | 1941       | 4    | 4795     | N    | N             | 3756 SW SOUTHERN ST   |
| 076  | 1        | 984230 | 0640  | 01/16/01  | \$ 255,000 | 1160               | 880           | 7         | 1958       | 5    | 6077     | N    | N             | 3532 SW ROSE ST       |
| 076  | 1        | 984230 | 0500  | 08/06/02  | \$ 279,000 | 1160               | 920           | 7         | 1954       | 4    | 5356     | N    | N             | 3532 SW THISTLE ST    |
| 076  | 1        | 301330 | 0125  | 01/31/01  | \$ 255,000 | 1180               | 0             | 7         | 1910       | 3    | 6345     | Y    | N             | 4114 SW MONROE ST     |
| 076  | 1        | 984230 | 0050  | 04/05/02  | \$ 253,000 | 1180               | 0             | 7         | 1994       | 3    | 4158     | N    | N             | 3728 SW SOUTHERN ST   |
| 076  | 1        | 249220 | 0180  | 08/06/02  | \$ 270,000 | 1190               | 0             | 7         | 1926       | 5    | 4097     | Y    | N             | 3715 SW WEBSTER ST    |
| 076  | 1        | 271660 | 0120  | 08/29/02  | \$ 337,000 | 1210               | 150           | 7         | 1937       | 4    | 7274     | Y    | N             | 6764 41ST AV SW       |
| 076  | 1        | 112100 | 0175  | 03/01/01  | \$ 320,000 | 1230               | 430           | 7         | 1928       | 4    | 6304     | Y    | N             | 6735 36TH AV SW       |
| 076  | 1        | 178150 | 0085  | 05/14/02  | \$ 299,000 | 1230               | 550           | 7         | 1944       | 3    | 5196     | N    | N             | 3756 SW SULLIVAN ST   |
| 076  | 1        | 984230 | 0636  | 04/19/01  | \$ 260,000 | 1240               | 1010          | 7         | 1958       | 5    | 4117     | N    | N             | 3526 SW ROSE ST       |
| 076  | 1        | 006500 | 0335  | 05/03/01  | \$ 295,000 | 1240               | 640           | 7         | 1977       | 4    | 6334     | N    | N             | 6502 38TH AV SW       |
| 076  | 1        | 984230 | 0650  | 02/01/02  | \$ 285,000 | 1240               | 730           | 7         | 1959       | 4    | 4538     | N    | N             | 3540 SW ROSE ST       |
| 076  | 1        | 150480 | 0065  | 08/16/01  | \$ 258,000 | 1250               | 0             | 7         | 1947       | 4    | 6750     | N    | N             | 9043 37TH AV SW       |
| 076  | 1        | 269560 | 0130  | 08/08/02  | \$ 242,000 | 1250               | 0             | 7         | 1948       | 4    | 4558     | N    | N             | 7902 37TH AV SW       |
| 076  | 1        | 262403 | 9123  | 10/02/02  | \$ 339,950 | 1250               | 500           | 7         | 1963       | 3    | 7531     | N    | N             | 4004 SW MYRTLE ST     |
| 076  | 1        | 249020 | 0620  | 10/09/01  | \$ 222,500 | 1260               | 400           | 7         | 1957       | 3    | 5100     | N    | N             | 3912 SW KENYON ST     |
| 076  | 1        | 249020 | 0195  | 09/03/02  | \$ 345,000 | 1260               | 1000          | 7         | 1912       | 5    | 5355     | Y    | N             | 3952 SW IDA ST        |
| 076  | 1        | 029300 | 0156  | 09/13/01  | \$ 265,000 | 1270               | 1000          | 7         | 1957       | 4    | 7627     | N    | N             | 7701 36TH AV SW       |
| 076  | 1        | 178150 | 0400  | 07/10/02  | \$ 345,000 | 1280               | 640           | 7         | 1943       | 4    | 7400     | Y    | N             | 8600 FARWELL PL SW    |
| 076  | 1        | 249220 | 0210  | 12/03/02  | \$ 294,950 | 1300               | 280           | 7         | 1948       | 3    | 4942     | Y    | N             | 3737 SW WEBSTER ST    |
| 076  | 1        | 269560 | 0230  | 12/17/02  | \$ 225,750 | 1300               | 0             | 7         | 1928       | 4    | 4960     | N    | N             | 8007 35TH AV SW       |
| 076  | 1        | 249020 | 0575  | 06/07/01  | \$ 340,000 | 1320               | 700           | 7         | 1911       | 4    | 5814     | Y    | N             | 3956 SW KENYON ST     |
| 076  | 1        | 029300 | 0075  | 03/06/01  | \$ 317,500 | 1390               | 1190          | 7         | 1955       | 4    | 7405     | N    | N             | 7730 38TH AV SW       |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|-----------------------|
| 076  | 1        | 112100 | 0385  | 06/25/01  | \$ 415,000 | 1390               | 600           | 7         | 1976       | 4    | 5720     | Y     | N             | 6622 38TH AV SW       |
| 076  | 1        | 269560 | 0432  | 12/17/02  | \$ 251,000 | 1390               | 350           | 7         | 1925       | 4    | 5303     | N     | N             | 8104 39TH AV SW       |
| 076  | 1        | 249220 | 0990  | 05/22/02  | \$ 220,000 | 1400               | 0             | 7         | 1997       | 3    | 6120     | N     | N             | 3712 SW HOLDEN ST     |
| 076  | 1        | 248920 | 0210  | 03/01/01  | \$ 344,950 | 1410               | 0             | 7         | 1926       | 3    | 5641     | Y     | N             | 3703 SW MYRTLE ST     |
| 076  | 1        | 563750 | 0160  | 12/20/01  | \$ 325,000 | 1430               | 880           | 7         | 1924       | 4    | 6000     | Y     | N             | 6527 40TH AV SW       |
| 076  | 1        | 431920 | 0535  | 06/06/02  | \$ 301,400 | 1430               | 0             | 7         | 1929       | 4    | 8304     | N     | N             | 7143 35TH AV SW       |
| 076  | 1        | 563750 | 0225  | 08/15/02  | \$ 320,000 | 1440               | 0             | 7         | 1919       | 5    | 6000     | N     | N             | 6524 40TH AV SW       |
| 076  | 1        | 249120 | 0660  | 04/30/01  | \$ 333,500 | 1460               | 650           | 7         | 1999       | 3    | 6097     | N     | N             | 3617 SW HENDERSON ST  |
| 076  | 1        | 249220 | 0300  | 09/20/01  | \$ 335,000 | 1460               | 0             | 7         | 1913       | 5    | 4080     | Y     | N             | 3702 SW AUSTIN ST     |
| 076  | 1        | 923890 | 1330  | 06/25/02  | \$ 345,000 | 1480               | 250           | 7         | 1951       | 4    | 6632     | Y     | N             | 4125 SW AUSTIN ST     |
| 076  | 1        | 431770 | 0295  | 03/15/02  | \$ 379,000 | 1500               | 1020          | 7         | 1976       | 4    | 9500     | Y     | N             | 7316 40TH AV SW       |
| 076  | 1        | 178150 | 0355  | 06/05/02  | \$ 269,000 | 1500               | 0             | 7         | 1950       | 4    | 7700     | N     | N             | 3710 SW CLOVERDALE ST |
| 076  | 1        | 249120 | 0682  | 05/21/01  | \$ 309,950 | 1520               | 0             | 7         | 1998       | 3    | 6387     | N     | N             | 9030 37TH AV SW       |
| 076  | 1        | 112100 | 0180  | 10/25/01  | \$ 324,950 | 1540               | 0             | 7         | 1929       | 4    | 6303     | Y     | N             | 6739 36TH AV SW       |
| 076  | 1        | 006500 | 0390  | 02/28/02  | \$ 340,000 | 1550               | 0             | 7         | 1984       | 4    | 6248     | Y     | N             | 6512 39TH AV SW       |
| 076  | 1        | 249120 | 0195  | 10/17/01  | \$ 210,500 | 1590               | 0             | 7         | 1912       | 3    | 6413     | N     | N             | 8847 36TH AV SW       |
| 076  | 1        | 249120 | 0330  | 07/26/01  | \$ 262,000 | 1690               | 0             | 7         | 1998       | 3    | 5131     | N     | N             | 8845 37TH AV SW       |
| 076  | 1        | 249120 | 0710  | 04/24/02  | \$ 252,000 | 1720               | 0             | 7         | 1978       | 4    | 7000     | N     | N             | 9051 36TH AV SW       |
| 076  | 1        | 431770 | 0270  | 08/09/02  | \$ 385,000 | 1730               | 280           | 7         | 1913       | 5    | 9120     | Y     | N             | 3906 SW OTHELLO ST    |
| 076  | 1        | 112100 | 0074  | 06/05/01  | \$ 305,000 | 1740               | 0             | 7         | 1993       | 3    | 5325     | Y     | N             | 6744 36TH AV SW       |
| 076  | 1        | 249120 | 0310  | 11/08/01  | \$ 248,000 | 1740               | 0             | 7         | 1977       | 3    | 5127     | N     | N             | 8853 37TH AV SW       |
| 076  | 1        | 431920 | 0275  | 05/15/02  | \$ 495,000 | 1770               | 340           | 7         | 1921       | 4    | 8879     | Y     | N             | 7203 36TH AV SW       |
| 076  | 1        | 431770 | 0342  | 08/30/01  | \$ 341,500 | 1780               | 0             | 7         | 1953       | 3    | 5712     | N     | N             | 3916 SW WEBSTER ST    |
| 076  | 1        | 248920 | 0245  | 11/19/02  | \$ 363,000 | 1780               | 240           | 7         | 1949       | 4    | 6300     | N     | N             | 6906 37TH AV SW       |
| 076  | 1        | 923890 | 1085  | 10/23/02  | \$ 388,000 | 1820               | 790           | 7         | 1991       | 3    | 5100     | Y     | N             | 4123 SW HOLDEN ST     |
| 076  | 1        | 352590 | 0050  | 06/13/01  | \$ 470,000 | 2270               | 0             | 7         | 1989       | 3    | 3824     | Y     | N             | 6916 HEIGHTS AV SW    |
| 076  | 1        | 249220 | 0680  | 04/27/01  | \$ 270,000 | 1060               | 750           | 8         | 1957       | 3    | 4080     | N     | N             | 3521 SW IDA ST        |
| 076  | 1        | 271910 | 0410  | 03/14/02  | \$ 330,000 | 1070               | 870           | 8         | 1959       | 4    | 6250     | Y     | N             | 6717 42ND AV SW       |
| 076  | 1        | 431770 | 0130  | 11/08/02  | \$ 259,950 | 1080               | 400           | 8         | 1962       | 3    | 6589     | N     | N             | 3936 SW ORCHARD ST    |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address        |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|----------------------|
| 076  | 1        | 301330 | 0215  | 08/12/02  | \$ 245,000 | 1140               | 540           | 8         | 1948       | 4    | 5478     | Y     | N             | 4105 SW MONROE ST    |
| 076  | 1        | 431920 | 0630  | 06/06/02  | \$ 290,000 | 1150               | 870           | 8         | 1959       | 3    | 9100     | N     | N             | 7342 36TH AV SW      |
| 076  | 1        | 112100 | 0047  | 02/22/01  | \$ 274,000 | 1160               | 310           | 8         | 1951       | 3    | 6779     | Y     | N             | 6739 35TH AV SW      |
| 076  | 1        | 112100 | 0048  | 08/20/01  | \$ 218,000 | 1160               | 220           | 8         | 1951       | 4    | 6777     | Y     | N             | 6745 35TH AV SW      |
| 076  | 1        | 249020 | 0545  | 04/25/01  | \$ 296,000 | 1190               | 290           | 8         | 1952       | 3    | 5100     | Y     | N             | 3933 SW PORTLAND ST  |
| 076  | 1        | 006500 | 0345  | 05/07/02  | \$ 365,000 | 1190               | 0             | 8         | 1972       | 4    | 6550     | Y     | N             | 6511 38TH AV SW      |
| 076  | 1        | 431770 | 0195  | 06/13/01  | \$ 284,000 | 1210               | 800           | 8         | 1960       | 4    | 9198     | N     | N             | 3923 SW ORCHARD ST   |
| 076  | 1        | 271910 | 0230  | 07/18/01  | \$ 423,000 | 1220               | 0             | 8         | 1951       | 3    | 5900     | Y     | N             | 6716 40TH AV SW      |
| 076  | 1        | 249320 | 0360  | 09/26/01  | \$ 355,000 | 1230               | 630           | 8         | 1946       | 4    | 7753     | Y     | N             | 8444 41ST AV SW      |
| 076  | 1        | 112100 | 0490  | 07/15/02  | \$ 497,000 | 1230               | 250           | 8         | 1944       | 5    | 8445     | Y     | N             | 6771 38TH AV SW      |
| 076  | 1        | 249020 | 0415  | 10/23/02  | \$ 319,000 | 1250               | 240           | 8         | 1954       | 3    | 6120     | Y     | N             | 3937 SW HOLDEN ST    |
| 076  | 1        | 249320 | 0475  | 02/21/02  | \$ 360,000 | 1260               | 600           | 8         | 1953       | 4    | 6299     | Y     | N             | 8559 39TH AV SW      |
| 076  | 1        | 262403 | 9098  | 08/24/02  | \$ 531,750 | 1260               | 280           | 8         | 1954       | 4    | 4655     | Y     | N             | 4019 SW FRONTENAC ST |
| 076  | 1        | 431920 | 0031  | 06/06/02  | \$ 355,000 | 1270               | 870           | 8         | 1919       | 5    | 4328     | Y     | N             | 3830 SW ORCHARD ST   |
| 076  | 1        | 431920 | 0135  | 10/22/02  | \$ 350,000 | 1270               | 350           | 8         | 1956       | 3    | 8115     | Y     | N             | 7126 38TH AV SW      |
| 076  | 1        | 431920 | 0335  | 03/25/02  | \$ 327,000 | 1300               | 360           | 8         | 1956       | 4    | 7636     | N     | N             | 7255 36TH AV SW      |
| 076  | 1        | 431820 | 0295  | 05/30/01  | \$ 256,000 | 1330               | 0             | 8         | 1911       | 4    | 11694    | N     | N             | 4139 SW OHELLO ST    |
| 076  | 1        | 271660 | 0144  | 09/20/02  | \$ 620,000 | 1330               | 700           | 8         | 1963       | 5    | 6975     | Y     | N             | 4014 SW FRONTENAC ST |
| 076  | 1        | 249220 | 0165  | 10/16/02  | \$ 338,000 | 1370               | 650           | 8         | 1966       | 3    | 4164     | Y     | N             | 3701 SW WEBSTER ST   |
| 076  | 1        | 269560 | 0200  | 01/30/02  | \$ 319,000 | 1420               | 610           | 8         | 1951       | 4    | 8944     | N     | N             | 3519 SW KENYON ST    |
| 076  | 1        | 029300 | 0052  | 11/20/02  | \$ 330,000 | 1440               | 520           | 8         | 1950       | 4    | 7436     | N     | N             | 7725 38TH AV SW      |
| 076  | 1        | 248920 | 0035  | 08/05/02  | \$ 516,500 | 1550               | 0             | 8         | 1914       | 4    | 7513     | Y     | N             | 7109 38TH AV SW      |
| 076  | 1        | 301330 | 0950  | 04/24/02  | \$ 379,950 | 1600               | 910           | 8         | 1990       | 3    | 10480    | N     | N             | 3916 SW ELMGROVE ST  |
| 076  | 1        | 301330 | 0320  | 12/13/02  | \$ 420,000 | 1620               | 800           | 8         | 1995       | 4    | 4234     | Y     | N             | 4123 SW ELMGROVE ST  |
| 076  | 1        | 271910 | 0069  | 10/02/02  | \$ 395,000 | 1680               | 1200          | 8         | 1970       | 4    | 5900     | Y     | N             | 6553 41ST AV SW      |
| 076  | 1        | 431920 | 0205  | 09/23/02  | \$ 373,000 | 1710               | 0             | 8         | 1987       | 3    | 7850     | N     | N             | 3817 SW ORCHARD ST   |
| 076  | 1        | 249120 | 0265  | 08/23/02  | \$ 265,000 | 1740               | 0             | 8         | 1948       | 4    | 12846    | N     | N             | 8822 38TH AV SW      |
| 076  | 1        | 248920 | 0185  | 06/26/01  | \$ 415,000 | 1780               | 1200          | 8         | 1975       | 4    | 6167     | Y     | N             | 6909 37TH AV SW      |
| 076  | 1        | 112100 | 0320  | 06/05/02  | \$ 433,000 | 1810               | 490           | 8         | 1951       | 4    | 9750     | Y     | N             | 6747 37TH AV SW      |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|-----------------------|
| 076  | 1        | 006500 | 0430  | 09/27/01  | \$ 385,700 | 1890               | 0             | 8         | 1922       | 4    | 6219     | Y     | N             | 6626 39TH AV SW       |
| 076  | 1        | 301330 | 0512  | 03/11/02  | \$ 474,950 | 2150               | 0             | 8         | 1998       | 3    | 4002     | Y     | N             | 4118 SW Rose St.      |
| 076  | 1        | 262403 | 9030  | 11/14/02  | \$ 530,000 | 2240               | 710           | 8         | 1989       | 3    | 5217     | Y     | N             | 4139 SW FRONTENAC ST  |
| 076  | 1        | 269560 | 0165  | 09/10/02  | \$ 389,000 | 2248               | 0             | 8         | 2002       | 3    | 4912     | N     | N             | 3601 SW KENYON ST     |
| 076  | 1        | 431920 | 0060  | 03/20/02  | \$ 595,000 | 2783               | 0             | 8         | 1999       | 3    | 11177    | Y     | N             | 3802 SW ORCHARD ST    |
| 076  | 1        | 262403 | 9125  | 11/13/01  | \$ 388,000 | 1280               | 640           | 9         | 1982       | 4    | 6129     | Y     | N             | 4020 SW MYRTLE ST     |
| 076  | 1        | 301330 | 0165  | 11/25/02  | \$ 406,000 | 1340               | 700           | 9         | 1994       | 3    | 6492     | Y     | N             | 8018 CALIFORNIA AV SW |
| 076  | 1        | 563750 | 0230  | 12/23/02  | \$ 427,000 | 1560               | 810           | 9         | 1997       | 3    | 6000     | N     | N             | 6526 40TH AV SW       |
| 076  | 1        | 271660 | 0160  | 09/11/01  | \$ 525,000 | 1660               | 450           | 9         | 1931       | 5    | 5801     | Y     | N             | 6923 40TH AV SW       |
| 076  | 1        | 249220 | 0090  | 03/22/01  | \$ 412,500 | 1860               | 300           | 9         | 2000       | 3    | 4080     | Y     | N             | 3548 SW AUSTIN ST     |
| 076  | 1        | 271660 | 0180  | 06/27/01  | \$ 565,000 | 1960               | 820           | 9         | 1950       | 5    | 13278    | Y     | N             | 6924 40TH AV SW       |
| 076  | 1        | 248920 | 0070  | 07/15/02  | \$ 632,000 | 2220               | 190           | 9         | 1990       | 3    | 6000     | Y     | N             | 6932 39TH AV SW       |
| 076  | 1        | 112100 | 0085  | 12/12/01  | \$ 550,000 | 2310               | 0             | 9         | 2001       | 3    | 5328     | Y     | N             | 6728 36TH AV SW       |
| 076  | 1        | 150480 | 0050  | 04/19/01  | \$ 519,950 | 2440               | 840           | 9         | 2001       | 3    | 6750     | Y     | N             | 9031 37TH AV SW       |
| 076  | 1        | 249320 | 0165  | 02/18/02  | \$ 566,000 | 2780               | 600           | 9         | 1992       | 3    | 5740     | Y     | N             | 8405 41ST AV SW       |
| 076  | 1        | 431920 | 0010  | 04/23/02  | \$ 610,000 | 2810               | 1080          | 9         | 1991       | 3    | 9500     | Y     | N             | 7120 39TH AV SW       |
| 048  | 6        | 095200 | 5145  | 08/23/02  | \$ 228,000 | 590                | 0             | 5         | 1919       | 3    | 3795     | Y     | N             | 4420 39TH AV SW       |
| 048  | 6        | 095200 | 5425  | 04/26/01  | \$ 221,900 | 710                | 580           | 5         | 1910       | 4    | 4313     | N     | N             | 4418 40TH AV SW       |
| 048  | 6        | 095200 | 1640  | 07/20/01  | \$ 225,000 | 820                | 0             | 5         | 1914       | 4    | 5750     | N     | N             | 4058 41ST AV SW       |
| 048  | 6        | 422940 | 0170  | 04/09/01  | \$ 190,550 | 630                | 0             | 6         | 1922       | 4    | 4161     | N     | N             | 3410 42ND AV SW       |
| 048  | 6        | 929730 | 1680  | 04/17/01  | \$ 207,000 | 640                | 640           | 6         | 1941       | 4    | 2160     | N     | N             | 4045 34TH AV SW       |
| 048  | 6        | 929730 | 1690  | 03/06/01  | \$ 217,000 | 720                | 500           | 6         | 1930       | 4    | 4900     | N     | N             | 4046 35TH AV SW       |
| 048  | 6        | 928580 | 0895  | 03/01/01  | \$ 205,000 | 720                | 0             | 6         | 1943       | 4    | 5098     | Y     | N             | 3844 BELVIDERE AV SW  |
| 048  | 6        | 095200 | 0925  | 08/14/02  | \$ 289,950 | 720                | 400           | 6         | 1917       | 4    | 4025     | Y     | N             | 4045 38TH AV SW       |
| 048  | 6        | 095200 | 0405  | 09/21/01  | \$ 265,000 | 730                | 400           | 6         | 1918       | 4    | 5750     | N     | N             | 4061 36TH AV SW       |
| 048  | 6        | 095200 | 1445  | 10/18/01  | \$ 215,000 | 730                | 0             | 6         | 1919       | 3    | 5750     | N     | N             | 4031 40TH AV SW       |
| 048  | 6        | 095200 | 5580  | 02/28/02  | \$ 229,950 | 730                | 0             | 6         | 1940       | 4    | 5750     | N     | N             | 4431 40TH AV SW       |
| 048  | 6        | 432120 | 0930  | 04/17/02  | \$ 246,000 | 770                | 0             | 6         | 1950       | 5    | 4500     | Y     | N             | 3417 37TH AV SW       |
| 048  | 6        | 798740 | 0540  | 11/09/02  | \$ 255,000 | 770                | 770           | 6         | 1914       | 3    | 5000     | N     | N             | 3110 SW SPOKANE ST    |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address          |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|------------------------|
| 048  | 6        | 095200 | 2025  | 04/05/01  | \$ 263,500 | 790                | 790           | 6         | 1918       | 3    | 5750     | N     | N             | 4051 42ND AV SW        |
| 048  | 6        | 929730 | 0360  | 11/08/02  | \$ 180,000 | 790                | 0             | 6         | 1926       | 3    | 4000     | Y     | N             | 3852 35TH AV SW        |
| 048  | 6        | 929730 | 1715  | 06/07/01  | \$ 225,000 | 810                | 0             | 6         | 1929       | 3    | 4000     | Y     | N             | 4026 35TH AV SW        |
| 048  | 6        | 095200 | 3775  | 05/08/01  | \$ 168,000 | 820                | 180           | 6         | 1944       | 3    | 5750     | N     | N             | 4140 37TH AV SW        |
| 048  | 6        | 095200 | 2965  | 10/24/01  | \$ 258,000 | 820                | 430           | 6         | 1918       | 4    | 5750     | Y     | N             | 4112 40TH AV SW        |
| 048  | 6        | 095200 | 3435  | 10/25/02  | \$ 205,000 | 820                | 0             | 6         | 1922       | 3    | 4025     | Y     | N             | 4155 38TH AV SW        |
| 048  | 6        | 929730 | 0355  | 02/11/02  | \$ 215,000 | 830                | 350           | 6         | 1925       | 3    | 4000     | Y     | N             | 3856 35TH AV SW        |
| 048  | 6        | 635600 | 0027  | 05/31/02  | \$ 328,000 | 830                | 250           | 6         | 1918       | 4    | 5880     | N     | N             | 3906 SW LANDER ST      |
| 048  | 6        | 746590 | 0180  | 05/30/01  | \$ 239,950 | 840                | 0             | 6         | 1924       | 4    | 3750     | N     | N             | 3424 39TH AV SW        |
| 048  | 6        | 095200 | 2775  | 06/05/01  | \$ 289,000 | 850                | 180           | 6         | 1929       | 5    | 5992     | N     | N             | 4142 41ST AV SW        |
| 048  | 6        | 095200 | 0735  | 07/24/01  | \$ 235,000 | 850                | 0             | 6         | 1917       | 4    | 4313     | N     | N             | 4024 38TH AV SW        |
| 048  | 6        | 051300 | 0450  | 06/05/01  | \$ 242,500 | 860                | 0             | 6         | 1924       | 3    | 3015     | N     | N             | 4014 SW HANFORD ST     |
| 048  | 6        | 929730 | 1590  | 03/29/01  | \$ 285,000 | 870                | 300           | 6         | 1950       | 3    | 6497     | Y     | N             | 4034 34TH AV SW        |
| 048  | 6        | 757770 | 0465  | 07/26/01  | \$ 241,000 | 870                | 0             | 6         | 1912       | 3    | 5175     | N     | N             | 4109 SW BRADFORD ST    |
| 048  | 6        | 095200 | 2905  | 04/29/02  | \$ 230,000 | 870                | 240           | 6         | 1909       | 3    | 4255     | Y     | N             | 4141 40TH AV SW        |
| 048  | 6        | 231390 | 0300  | 06/15/01  | \$ 237,000 | 880                | 0             | 6         | 1922       | 2    | 3750     | N     | N             | 3270 41ST AV SW        |
| 048  | 6        | 095200 | 0280  | 01/29/02  | \$ 285,000 | 880                | 0             | 6         | 1948       | 4    | 5750     | N     | N             | 4003 36TH AV SW        |
| 048  | 6        | 746590 | 0245  | 06/27/01  | \$ 211,500 | 890                | 0             | 6         | 1913       | 4    | 5000     | N     | N             | 3423 38TH AV SW        |
| 048  | 6        | 432120 | 0065  | 08/13/02  | \$ 228,000 | 890                | 0             | 6         | 1907       | 4    | 3000     | N     | N             | 3262 BELVIDERE AV SW   |
| 048  | 6        | 095200 | 4820  | 10/29/01  | \$ 206,000 | 900                | 400           | 6         | 1944       | 4    | 5750     | Y     | N             | 4402 38TH AV SW        |
| 048  | 6        | 051300 | 0695  | 02/27/02  | \$ 265,650 | 900                | 0             | 6         | 1915       | 4    | 5750     | N     | N             | 2922 WALNUT AV SW      |
| 048  | 6        | 929730 | 0540  | 03/07/02  | \$ 275,000 | 900                | 0             | 6         | 1925       | 3    | 4000     | Y     | N             | 3848 34TH AV SW        |
| 048  | 6        | 095200 | 1865  | 03/18/02  | \$ 237,000 | 910                | 260           | 6         | 1910       | 3    | 5750     | N     | N             | 4036 42ND AV SW        |
| 048  | 6        | 301630 | 0440  | 05/07/01  | \$ 259,000 | 920                | 300           | 6         | 1906       | 4    | 5341     | N     | N             | 3210 41ST AV SW        |
| 048  | 6        | 095200 | 3385  | 10/18/01  | \$ 211,000 | 920                | 0             | 6         | 1922       | 4    | 4600     | Y     | N             | 4129 38TH AV SW        |
| 048  | 6        | 095200 | 5620  | 09/20/02  | \$ 174,500 | 930                | 0             | 6         | 1914       | 3    | 5750     | N     | N             | 4453 40TH AV SW        |
| 048  | 6        | 095200 | 5470  | 08/23/01  | \$ 195,000 | 940                | 0             | 6         | 1908       | 3    | 4313     | N     | N             | 4438 40TH AV SW        |
| 048  | 6        | 757770 | 0070  | 06/27/01  | \$ 277,950 | 960                | 0             | 6         | 1924       | 4    | 4879     | N     | N             | 4114 SW CHARLESTOWN ST |
| 048  | 6        | 764590 | 0290  | 04/09/01  | \$ 274,500 | 990                | 0             | 6         | 1918       | 4    | 3680     | N     | N             | 3053 BELVIDERE AV SW   |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address        |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|----------------------|
| 048  | 6        | 095200 | 3025  | 05/07/01  | \$ 293,000 | 1000               | 800           | 6         | 1948       | 3    | 5750     | N    | N             | 4140 40TH AV SW      |
| 048  | 6        | 791510 | 0490  | 06/06/01  | \$ 247,500 | 1060               | 0             | 6         | 1919       | 4    | 4862     | N    | N             | 3225 WALNUT AV SW    |
| 048  | 6        | 746590 | 0215  | 08/31/01  | \$ 228,000 | 1070               | 0             | 6         | 1913       | 3    | 5000     | N    | N             | 3437 38TH AV SW      |
| 048  | 6        | 095200 | 4080  | 10/01/02  | \$ 352,000 | 1080               | 530           | 6         | 1930       | 4    | 4000     | N    | N             | 3509 SW DAKOTA ST    |
| 048  | 6        | 095200 | 1245  | 03/26/01  | \$ 264,000 | 1090               | 0             | 6         | 1909       | 4    | 5750     | Y    | N             | 4006 40TH AV SW      |
| 048  | 6        | 132403 | 9083  | 04/25/01  | \$ 286,000 | 1170               | 0             | 6         | 1948       | 3    | 7070     | Y    | N             | 3680 33RD AV SW      |
| 048  | 6        | 095200 | 5075  | 12/24/01  | \$ 265,000 | 1230               | 200           | 6         | 1909       | 4    | 5750     | N    | N             | 4451 38TH AV SW      |
| 048  | 6        | 095200 | 3230  | 09/05/02  | \$ 266,000 | 1230               | 200           | 6         | 1922       | 4    | 5750     | Y    | N             | 4124 39TH AV SW      |
| 048  | 6        | 757820 | 0015  | 07/19/01  | \$ 295,000 | 1310               | 340           | 6         | 1941       | 4    | 5000     | N    | N             | 3446 40TH AV SW      |
| 048  | 6        | 095200 | 0325  | 07/26/01  | \$ 276,000 | 1330               | 0             | 6         | 1941       | 4    | 4773     | N    | N             | 4021 36TH AV SW      |
| 048  | 6        | 095200 | 5330  | 08/20/01  | \$ 240,000 | 1490               | 0             | 6         | 1940       | 4    | 5750     | N    | N             | 4433 39TH AV SW      |
| 048  | 6        | 083800 | 0070  | 08/28/02  | \$ 223,000 | 650                | 0             | 7         | 1925       | 3    | 3680     | N    | N             | 2906 39TH AV SW      |
| 048  | 6        | 432120 | 0660  | 05/14/02  | \$ 270,000 | 730                | 0             | 7         | 1916       | 3    | 5000     | Y    | N             | 3410 37TH AV SW      |
| 048  | 6        | 083800 | 0040  | 09/03/02  | \$ 225,000 | 750                | 0             | 7         | 1923       | 3    | 3680     | N    | N             | 2716 39TH AV SW      |
| 048  | 6        | 928580 | 0070  | 02/06/01  | \$ 238,000 | 800                | 0             | 7         | 1940       | 3    | 5000     | N    | N             | 3457 36TH AV SW      |
| 048  | 6        | 432120 | 0190  | 04/04/01  | \$ 265,000 | 810                | 400           | 7         | 1940       | 3    | 3750     | Y    | N             | 3254 37TH AV SW      |
| 048  | 6        | 870160 | 0380  | 12/02/02  | \$ 239,000 | 810                | 0             | 7         | 1942       | 4    | 5000     | N    | N             | 3217 BELVIDERE AV SW |
| 048  | 6        | 231390 | 0080  | 06/12/02  | \$ 298,700 | 820                | 0             | 7         | 1925       | 3    | 4367     | N    | N             | 3277 39TH AV SW      |
| 048  | 6        | 929730 | 0505  | 11/13/02  | \$ 260,000 | 840                | 0             | 7         | 1951       | 3    | 4000     | Y    | N             | 3859 33RD AV SW      |
| 048  | 6        | 928580 | 0640  | 12/03/01  | \$ 239,000 | 850                | 0             | 7         | 1919       | 3    | 6421     | N    | N             | 3819 35TH AV SW      |
| 048  | 6        | 095200 | 3885  | 04/23/01  | \$ 235,000 | 860                | 360           | 7         | 1954       | 3    | 5750     | N    | N             | 4137 36TH AV SW      |
| 048  | 6        | 051300 | 0475  | 07/01/02  | \$ 289,950 | 860                | 0             | 7         | 1924       | 3    | 3440     | N    | N             | 3032 WALNUT AV SW    |
| 048  | 6        | 051300 | 0445  | 01/05/01  | \$ 215,000 | 870                | 0             | 7         | 1942       | 3    | 4816     | N    | N             | 4000 SW HANFORD ST   |
| 048  | 6        | 301630 | 0165  | 04/19/01  | \$ 320,000 | 870                | 0             | 7         | 1916       | 4    | 5000     | N    | N             | 3231 42ND AV SW      |
| 048  | 6        | 929730 | 0410  | 09/28/01  | \$ 335,000 | 870                | 120           | 7         | 1927       | 2    | 4000     | Y    | N             | 3816 35TH AV SW      |
| 048  | 6        | 032400 | 0571  | 09/17/02  | \$ 272,000 | 870                | 0             | 7         | 1918       | 4    | 5313     | N    | N             | 3711 42ND AV SW      |
| 048  | 6        | 929730 | 1545  | 05/15/01  | \$ 232,500 | 880                | 250           | 7         | 1928       | 3    | 4000     | N    | N             | 4110 35TH AV SW      |
| 048  | 6        | 095200 | 4155  | 05/14/02  | \$ 225,000 | 880                | 440           | 7         | 1949       | 3    | 5750     | N    | N             | 4125 35TH AV SW      |
| 048  | 6        | 095200 | 0955  | 12/11/01  | \$ 263,000 | 900                | 0             | 7         | 1950       | 3    | 5750     | Y    | N             | 4059 38TH AV SW      |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address          |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|------------------------|
| 048  | 6        | 928580 | 0496  | 06/22/01  | \$ 227,300 | 910                | 400           | 7         | 1930       | 3    | 3680     | N     | N             | 3603 SW MANNING ST     |
| 048  | 6        | 764590 | 0270  | 04/25/02  | \$ 250,300 | 910                | 0             | 7         | 1924       | 3    | 3680     | N     | N             | 3039 BELVIDERE AV SW   |
| 048  | 6        | 928580 | 0185  | 05/24/02  | \$ 285,600 | 910                | 0             | 7         | 1946       | 3    | 5000     | Y     | N             | 3456 38TH AV SW        |
| 048  | 6        | 095200 | 0520  | 08/23/02  | \$ 315,000 | 910                | 360           | 7         | 1952       | 4    | 5290     | Y     | N             | 4050 37TH AV SW        |
| 048  | 6        | 095200 | 5460  | 08/29/02  | \$ 215,000 | 910                | 0             | 7         | 1990       | 3    | 4313     | N     | N             | 4432 40TH AV SW        |
| 048  | 6        | 095200 | 3165  | 12/16/02  | \$ 229,000 | 920                | 600           | 7         | 1954       | 2    | 5750     | Y     | N             | 4153 39TH AV SW        |
| 048  | 6        | 032400 | 0165  | 05/22/01  | \$ 281,500 | 940                | 140           | 7         | 1946       | 4    | 3750     | N     | N             | 3710 42ND AV SW        |
| 048  | 6        | 928580 | 0375  | 10/15/02  | \$ 325,000 | 940                | 190           | 7         | 1947       | 3    | 6085     | Y     | N             | 3732 38TH AV SW        |
| 048  | 6        | 928580 | 0710  | 10/03/01  | \$ 293,000 | 950                | 600           | 7         | 1918       | 4    | 4880     | Y     | N             | 3828 36TH AV SW        |
| 048  | 6        | 432120 | 0430  | 07/20/01  | \$ 240,000 | 960                | 180           | 7         | 1950       | 4    | 4779     | Y     | N             | 3269 35TH AV SW        |
| 048  | 6        | 929730 | 0530  | 10/29/02  | \$ 288,950 | 970                | 0             | 7         | 1926       | 3    | 4000     | Y     | N             | 3856 34TH AV SW        |
| 048  | 6        | 928580 | 0970  | 04/09/01  | \$ 336,000 | 980                | 100           | 7         | 1925       | 4    | 5880     | Y     | N             | 3818 39TH AV SW        |
| 048  | 6        | 746590 | 0050  | 06/27/01  | \$ 339,950 | 980                | 960           | 7         | 1910       | 4    | 5000     | N     | N             | 3274 39TH AV SW        |
| 048  | 6        | 870160 | 0005  | 07/06/01  | \$ 268,100 | 980                | 0             | 7         | 1918       | 3    | 6000     | N     | N             | 3202 39TH AV SW        |
| 048  | 6        | 928580 | 0766  | 12/23/02  | \$ 248,500 | 980                | 120           | 7         | 1923       | 3    | 4880     | Y     | N             | 3825 36TH AV SW        |
| 048  | 6        | 231390 | 0861  | 02/22/01  | \$ 292,500 | 990                | 650           | 7         | 1938       | 4    | 4125     | N     | N             | 3907 SW HINDS ST       |
| 048  | 6        | 928580 | 0415  | 06/14/01  | \$ 230,000 | 990                | 0             | 7         | 1943       | 3    | 5000     | N     | N             | 3707 37TH AV SW        |
| 048  | 6        | 608710 | 1065  | 07/02/01  | \$ 299,500 | 990                | 250           | 7         | 1957       | 3    | 5950     | N     | N             | 2617 41ST AV SW        |
| 048  | 6        | 934540 | 0390  | 10/22/01  | \$ 235,000 | 990                | 0             | 7         | 1921       | 4    | 4450     | N     | N             | 3763 SW ADMIRAL WY     |
| 048  | 6        | 764590 | 0285  | 02/26/02  | \$ 254,950 | 990                | 480           | 7         | 1918       | 4    | 3680     | N     | N             | 3049 BELVIDERE AV SW   |
| 048  | 6        | 934540 | 0585  | 05/21/02  | \$ 305,500 | 1000               | 0             | 7         | 1917       | 3    | 4000     | N     | N             | 2617 38TH AV SW        |
| 048  | 6        | 231390 | 0540  | 10/18/01  | \$ 305,000 | 1010               | 0             | 7         | 1927       | 3    | 3750     | N     | N             | 3407 WALNUT AV SW      |
| 048  | 6        | 300980 | 0200  | 11/15/02  | \$ 273,000 | 1010               | 300           | 7         | 1920       | 3    | 3800     | N     | N             | 3031 38TH AV SW        |
| 048  | 6        | 757770 | 0016  | 06/07/01  | \$ 345,000 | 1020               | 110           | 7         | 1941       | 3    | 5601     | N     | N             | 3908 SW CHARLESTOWN ST |
| 048  | 6        | 928580 | 0495  | 07/10/02  | \$ 255,500 | 1020               | 0             | 7         | 1930       | 4    | 3680     | N     | N             | 3607 SW MANNING ST     |
| 048  | 6        | 422940 | 0030  | 11/18/02  | \$ 295,000 | 1020               | 0             | 7         | 1927       | 3    | 4093     | N     | N             | 3260 42ND AV SW        |
| 048  | 6        | 051300 | 0300  | 03/26/01  | \$ 252,000 | 1030               | 320           | 7         | 1942       | 3    | 5750     | N     | N             | 3021 39TH AV SW        |
| 048  | 6        | 928580 | 0105  | 08/17/01  | \$ 246,500 | 1030               | 0             | 7         | 1928       | 4    | 4000     | Y     | N             | 3441 37TH AV SW        |
| 048  | 6        | 934540 | 0720  | 04/04/02  | \$ 317,000 | 1030               | 0             | 7         | 1915       | 3    | 4000     | N     | N             | 2622 39TH AV SW        |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address          |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|------------------------|
| 048  | 6        | 083800 | 0110  | 05/16/01  | \$ 287,000 | 1040               | 0             | 7         | 1925       | 4    | 3680     | N    | N             | 2749 38TH AV SW        |
| 048  | 6        | 095200 | 0685  | 08/13/01  | \$ 250,000 | 1040               | 0             | 7         | 1923       | 3    | 5750     | Y    | N             | 4000 38TH AV SW        |
| 048  | 6        | 757770 | 0187  | 07/23/01  | \$ 275,000 | 1050               | 0             | 7         | 1929       | 3    | 3150     | N    | N             | 4116 SW BRADFORD ST    |
| 048  | 6        | 301630 | 0420  | 09/07/01  | \$ 245,000 | 1050               | 120           | 7         | 1941       | 3    | 4817     | N    | N             | 3202 41ST AV SW        |
| 048  | 6        | 757770 | 0236  | 11/12/01  | \$ 339,950 | 1050               | 810           | 7         | 1961       | 3    | 4770     | N    | N             | 4015 SW CHARLESTOWN ST |
| 048  | 6        | 928580 | 0677  | 06/04/02  | \$ 324,000 | 1050               | 0             | 7         | 1918       | 4    | 4100     | N    | N             | 3508 SW ANDOVER ST     |
| 048  | 6        | 757820 | 0185  | 01/24/02  | \$ 260,500 | 1060               | 430           | 7         | 1940       | 4    | 5000     | N    | N             | 3447 40TH AV SW        |
| 048  | 6        | 095200 | 3635  | 05/09/01  | \$ 229,950 | 1070               | 0             | 7         | 1920       | 3    | 5750     | N    | N             | 4131 37TH AV SW        |
| 048  | 6        | 757770 | 0336  | 06/20/01  | \$ 285,000 | 1070               | 0             | 7         | 1940       | 3    | 5175     | N    | N             | 3914 40TH AV SW        |
| 048  | 6        | 746590 | 0355  | 09/21/01  | \$ 336,000 | 1070               | 610           | 7         | 1946       | 4    | 5000     | Y    | N             | 3432 38TH AV SW        |
| 048  | 6        | 791510 | 0340  | 12/27/02  | \$ 335,000 | 1070               | 500           | 7         | 1974       | 3    | 5000     | N    | N             | 3238 WALNUT AV SW      |
| 048  | 6        | 095200 | 3155  | 11/14/01  | \$ 346,000 | 1090               | 800           | 7         | 1950       | 3    | 5750     | Y    | N             | 4147 39TH AV SW        |
| 048  | 6        | 231390 | 0615  | 02/13/02  | \$ 285,000 | 1100               | 1100          | 7         | 1948       | 3    | 6000     | N    | N             | 3430 WALNUT AV SW      |
| 048  | 6        | 231390 | 0361  | 02/11/02  | \$ 328,000 | 1100               | 0             | 7         | 1915       | 4    | 5500     | N    | N             | 3261 WALNUT AV SW      |
| 048  | 6        | 095200 | 0630  | 09/09/02  | \$ 284,250 | 1110               | 0             | 7         | 1918       | 3    | 5750     | Y    | N             | 4041 37TH AV SW        |
| 048  | 6        | 928580 | 0556  | 11/28/01  | \$ 261,700 | 1120               | 250           | 7         | 1940       | 3    | 4784     | Y    | N             | 3700 37TH AV SW        |
| 048  | 6        | 928580 | 0365  | 06/06/02  | \$ 369,950 | 1120               | 500           | 7         | 1910       | 3    | 5125     | Y    | N             | 3802 38TH AV SW        |
| 048  | 6        | 095200 | 1885  | 11/13/02  | \$ 310,000 | 1120               | 500           | 7         | 1950       | 3    | 4255     | N    | N             | 4044 42ND AV SW        |
| 048  | 6        | 432120 | 0995  | 12/20/01  | \$ 342,000 | 1130               | 660           | 7         | 1957       | 4    | 5015     | N    | N             | 3427 BELVIDERE AV SW   |
| 048  | 6        | 231390 | 0800  | 08/09/02  | \$ 379,950 | 1140               | 0             | 7         | 1928       | 3    | 4365     | N    | N             | 3433 39TH AV SW        |
| 048  | 6        | 231390 | 0775  | 12/28/01  | \$ 272,500 | 1150               | 130           | 7         | 1924       | 3    | 5000     | N    | N             | 3430 40TH AV SW        |
| 048  | 6        | 051300 | 0440  | 08/17/01  | \$ 257,000 | 1160               | 320           | 7         | 1942       | 3    | 5074     | N    | N             | 4006 SW HANFORD ST     |
| 048  | 6        | 231390 | 0510  | 11/14/02  | \$ 349,950 | 1160               | 0             | 7         | 1909       | 4    | 5000     | N    | N             | 3423 WALNUT AV SW      |
| 048  | 6        | 934540 | 0485  | 11/26/01  | \$ 315,000 | 1180               | 0             | 7         | 1924       | 3    | 4500     | N    | N             | 2664 38TH AV SW        |
| 048  | 6        | 928580 | 0155  | 07/30/02  | \$ 319,900 | 1190               | 500           | 7         | 1950       | 4    | 5045     | N    | N             | 3443 BELVIDERE AV SW   |
| 048  | 6        | 957780 | 0125  | 07/25/01  | \$ 330,500 | 1200               | 0             | 7         | 1954       | 3    | 5400     | Y    | N             | 2757 37TH AV SW        |
| 048  | 6        | 083800 | 0160  | 11/27/01  | \$ 298,000 | 1210               | 600           | 7         | 1957       | 3    | 3680     | N    | N             | 2709 38TH AV SW        |
| 048  | 6        | 051300 | 0455  | 09/18/02  | \$ 330,000 | 1210               | 0             | 7         | 1925       | 4    | 3440     | N    | N             | 3038 WALNUT AV SW      |
| 048  | 6        | 608710 | 1135  | 07/30/01  | \$ 316,000 | 1220               | 0             | 7         | 1919       | 3    | 4403     | N    | N             | 2645 41ST AV SW        |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address          |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|------------------------|
| 048  | 6        | 929730 | 0390  | 09/11/01  | \$ 285,000 | 1240               | 0             | 7         | 1928       | 3    | 4000     | Y     | N             | 3830 35TH AV SW        |
| 048  | 6        | 051300 | 0005  | 07/30/02  | \$ 289,950 | 1240               | 0             | 7         | 1918       | 3    | 3010     | N     | N             | 3901 SW LANDER ST      |
| 048  | 6        | 095200 | 2470  | 10/31/02  | \$ 358,500 | 1250               | 300           | 7         | 1910       | 4    | 5750     | N     | N             | 4112 42ND AV SW        |
| 048  | 6        | 870160 | 0040  | 04/02/01  | \$ 263,000 | 1260               | 0             | 7         | 1910       | 3    | 5000     | N     | N             | 3216 39TH AV SW        |
| 048  | 6        | 432120 | 0900  | 02/26/02  | \$ 318,000 | 1260               | 0             | 7         | 1944       | 4    | 5000     | Y     | N             | 3433 37TH AV SW        |
| 048  | 6        | 929730 | 0395  | 11/14/01  | \$ 335,000 | 1270               | 0             | 7         | 1928       | 4    | 4000     | Y     | N             | 3826 35TH AV SW        |
| 048  | 6        | 231390 | 0480  | 05/30/02  | \$ 390,000 | 1270               | 500           | 7         | 1928       | 3    | 3750     | N     | N             | 3437 WALNUT AV SW      |
| 048  | 6        | 764590 | 0055  | 02/07/01  | \$ 348,000 | 1280               | 300           | 7         | 1941       | 4    | 3680     | Y     | N             | 3041 36TH AV SW        |
| 048  | 6        | 282460 | 0270  | 08/24/01  | \$ 324,950 | 1280               | 0             | 7         | 1910       | 4    | 5042     | Y     | N             | 3233 37TH AV SW        |
| 048  | 6        | 928580 | 0245  | 06/05/02  | \$ 329,950 | 1280               | 0             | 7         | 1910       | 4    | 5000     | N     | N             | 3446 39TH AV SW        |
| 048  | 6        | 083800 | 0130  | 02/20/02  | \$ 394,500 | 1290               | 0             | 7         | 1926       | 4    | 3680     | N     | N             | 2733 38TH AV SW        |
| 048  | 6        | 929730 | 0375  | 10/04/02  | \$ 331,950 | 1320               | 500           | 7         | 1927       | 4    | 4000     | Y     | N             | 3842 35TH AV SW        |
| 048  | 6        | 870160 | 0210  | 08/01/01  | \$ 340,000 | 1330               | 500           | 7         | 1987       | 4    | 2500     | N     | N             | 3203 38TH AV SW        |
| 048  | 6        | 757820 | 0340  | 10/15/01  | \$ 349,000 | 1330               | 170           | 7         | 1926       | 4    | 5000     | N     | N             | 3716 WALNUT AV SW      |
| 048  | 6        | 432120 | 0200  | 04/26/01  | \$ 249,900 | 1360               | 220           | 7         | 1930       | 3    | 5000     | Y     | N             | 3258 37TH AV SW        |
| 048  | 6        | 548920 | 0185  | 07/23/02  | \$ 395,000 | 1360               | 650           | 7         | 1941       | 4    | 5000     | N     | N             | 2727 BELVIDERE AV SW   |
| 048  | 6        | 032400 | 0230  | 04/09/01  | \$ 399,000 | 1370               | 660           | 7         | 1926       | 5    | 4000     | Y     | N             | 3451 41ST AV SW        |
| 048  | 6        | 432120 | 0990  | 12/03/02  | \$ 323,000 | 1380               | 200           | 7         | 1925       | 4    | 5000     | N     | N             | 3421 BELVIDERE AV SW   |
| 048  | 6        | 095200 | 3545  | 03/02/01  | \$ 290,000 | 1420               | 500           | 7         | 1913       | 3    | 5750     | Y     | N             | 4146 38TH AV SW        |
| 048  | 6        | 231390 | 0610  | 05/24/01  | \$ 245,000 | 1420               | 0             | 7         | 1987       | 3    | 3750     | N     | N             | 3422 WALNUT AV SW      |
| 048  | 6        | 928580 | 0740  | 06/19/01  | \$ 295,000 | 1430               | 40            | 7         | 1946       | 3    | 5695     | N     | N             | 3523 SW CHARLESTOWN ST |
| 048  | 6        | 746590 | 0110  | 05/22/02  | \$ 380,000 | 1430               | 500           | 7         | 1928       | 4    | 5000     | N     | N             | 3259 38TH AV SW        |
| 048  | 6        | 929730 | 1445  | 05/21/02  | \$ 342,500 | 1430               | 260           | 7         | 1929       | 4    | 4662     | Y     | N             | 4031 FAUNTLE ROY WY SW |
| 048  | 6        | 791510 | 0360  | 09/25/02  | \$ 345,000 | 1430               | 0             | 7         | 1930       | 3    | 5000     | N     | N             | 3228 WALNUT AV SW      |
| 048  | 6        | 929730 | 0475  | 03/21/01  | \$ 305,000 | 1460               | 0             | 7         | 1926       | 4    | 4000     | Y     | N             | 3835 33RD AV SW        |
| 048  | 6        | 928580 | 0570  | 12/14/01  | \$ 327,000 | 1470               | 120           | 7         | 1928       | 4    | 4482     | N     | N             | 3707 35TH AV SW        |
| 048  | 6        | 746590 | 0510  | 07/16/01  | \$ 298,000 | 1500               | 0             | 7         | 1923       | 3    | 5801     | N     | N             | 3278 38TH AV SW        |
| 048  | 6        | 928580 | 0575  | 10/07/02  | \$ 340,000 | 1500               | 320           | 7         | 1928       | 3    | 4467     | N     | N             | 3711 35TH AV SW        |
| 048  | 6        | 764590 | 0295  | 04/10/02  | \$ 345,000 | 1510               | 0             | 7         | 1928       | 4    | 4508     | Y     | N             | 3057 BELVIDERE AV SW   |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address        |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|----------------------|
| 048  | 6        | 231390 | 0410  | 09/14/01  | \$ 292,000 | 1530               | 0             | 7         | 1980       | 3    | 4000     | N     | N             | 3410 41ST AV SW      |
| 048  | 6        | 095200 | 3135  | 08/19/02  | \$ 268,000 | 1540               | 0             | 7         | 1954       | 3    | 5750     | Y     | N             | 4137 39TH AV SW      |
| 048  | 6        | 095200 | 0495  | 08/24/01  | \$ 289,250 | 1550               | 130           | 7         | 1926       | 3    | 5118     | Y     | N             | 4040 37TH AV SW      |
| 048  | 6        | 764590 | 0300  | 08/14/02  | \$ 282,000 | 1560               | 0             | 7         | 1927       | 3    | 4508     | N     | N             | 3058 38TH AV SW      |
| 048  | 6        | 928580 | 0312  | 08/16/02  | \$ 390,000 | 1560               | 1100          | 7         | 1982       | 3    | 5000     | Y     | N             | 3713 BELVIDERE AV SW |
| 048  | 6        | 757770 | 0285  | 05/02/01  | \$ 307,000 | 1570               | 330           | 7         | 1940       | 4    | 5175     | N     | N             | 3816 40TH AV SW      |
| 048  | 6        | 422940 | 0150  | 05/30/01  | \$ 328,000 | 1570               | 0             | 7         | 1927       | 4    | 4483     | N     | N             | 3400 42ND AV SW      |
| 048  | 6        | 095200 | 1170  | 05/16/02  | \$ 400,000 | 1570               | 600           | 7         | 1929       | 4    | 5750     | Y     | N             | 4041 39TH AV SW      |
| 048  | 6        | 095200 | 0650  | 09/18/01  | \$ 329,950 | 1580               | 940           | 7         | 1925       | 3    | 6440     | Y     | N             | 4049 37TH AV SW      |
| 048  | 6        | 347580 | 0015  | 11/13/01  | \$ 376,550 | 1610               | 0             | 7         | 1927       | 4    | 3649     | N     | N             | 3111 WALNUT AV SW    |
| 048  | 6        | 301630 | 0135  | 12/07/01  | \$ 355,350 | 1620               | 0             | 7         | 1927       | 4    | 5000     | N     | N             | 3217 42ND AV SW      |
| 048  | 6        | 934540 | 0415  | 02/01/02  | \$ 362,500 | 1620               | 0             | 7         | 1923       | 4    | 5000     | N     | N             | 2616 38TH AV SW      |
| 048  | 6        | 928580 | 0060  | 08/19/02  | \$ 350,000 | 1640               | 0             | 7         | 1937       | 4    | 5000     | N     | N             | 3447 36TH AV SW      |
| 048  | 6        | 095200 | 1680  | 11/15/02  | \$ 265,000 | 1640               | 0             | 7         | 1918       | 3    | 5750     | Y     | N             | 4017 41ST AV SW      |
| 048  | 6        | 231390 | 0595  | 12/17/02  | \$ 275,000 | 1640               | 410           | 7         | 1904       | 3    | 3750     | N     | N             | 3418 WALNUT AV SW    |
| 048  | 6        | 764590 | 0115  | 03/11/02  | \$ 385,000 | 1650               | 0             | 7         | 1926       | 4    | 3588     | Y     | N             | 3042 37TH AV SW      |
| 048  | 6        | 757770 | 0155  | 05/25/01  | \$ 320,000 | 1680               | 0             | 7         | 1923       | 3    | 5729     | N     | N             | 3803 42ND AV SW      |
| 048  | 6        | 764590 | 0095  | 08/08/01  | \$ 386,000 | 1680               | 0             | 7         | 1926       | 3    | 3588     | Y     | N             | 3050 37TH AV SW      |
| 048  | 6        | 548920 | 0065  | 08/20/02  | \$ 340,000 | 1700               | 0             | 7         | 1910       | 4    | 5000     | N     | N             | 2732 38TH AV SW      |
| 048  | 6        | 422940 | 0125  | 09/25/02  | \$ 395,000 | 1700               | 0             | 7         | 1946       | 4    | 7366     | N     | N             | 3259 41ST AV SW      |
| 048  | 6        | 032400 | 0005  | 04/19/02  | \$ 442,500 | 1800               | 0             | 7         | 1923       | 4    | 5000     | N     | N             | 3442 41ST AV SW      |
| 048  | 6        | 132403 | 9089  | 12/02/02  | \$ 410,000 | 1800               | 700           | 7         | 1947       | 4    | 8494     | Y     | N             | 3802 33RD AV SW      |
| 048  | 6        | 928580 | 0315  | 09/24/01  | \$ 325,650 | 1830               | 0             | 7         | 1912       | 3    | 5501     | Y     | N             | 3717 BELVIDERE AV SW |
| 048  | 6        | 432120 | 0850  | 02/15/01  | \$ 380,000 | 1870               | 300           | 7         | 1940       | 4    | 5000     | Y     | N             | 3422 BELVIDERE AV SW |
| 048  | 6        | 095200 | 3835  | 05/18/01  | \$ 299,000 | 2010               | 0             | 7         | 1910       | 3    | 5750     | N     | N             | 4111 36TH AV SW      |
| 048  | 6        | 764590 | 0155  | 04/25/02  | \$ 480,000 | 2020               | 0             | 7         | 1926       | 4    | 3588     | Y     | N             | 3026 37TH AV SW      |
| 048  | 6        | 934540 | 0420  | 07/11/02  | \$ 579,950 | 2040               | 190           | 7         | 1914       | 4    | 5000     | N     | N             | 2622 38TH AV SW      |
| 048  | 6        | 929730 | 0555  | 03/25/01  | \$ 330,000 | 2090               | 0             | 7         | 1925       | 4    | 4000     | Y     | N             | 3836 34TH AV SW      |
| 048  | 6        | 928580 | 0990  | 11/01/02  | \$ 490,000 | 2190               | 480           | 7         | 1924       | 4    | 7560     | Y     | N             | 3900 39TH AV SW      |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address        |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|----------------------|
| 048  | 6        | 432120 | 0785  | 07/15/02  | \$ 306,950 | 1060               | 0             | 8         | 1945       | 4    | 5000     | Y     | N             | 3409 36TH AV SW      |
| 048  | 6        | 422940 | 0140  | 03/08/01  | \$ 329,950 | 1150               | 0             | 8         | 1948       | 3    | 5001     | N     | N             | 3251 41ST AV SW      |
| 048  | 6        | 282460 | 0155  | 02/23/01  | \$ 339,000 | 1210               | 500           | 8         | 1946       | 4    | 6500     | Y     | N             | 3226 37TH AV SW      |
| 048  | 6        | 282460 | 0250  | 10/16/02  | \$ 325,000 | 1210               | 170           | 8         | 1950       | 3    | 5027     | Y     | N             | 3223 37TH AV SW      |
| 048  | 6        | 095200 | 0935  | 03/25/02  | \$ 375,000 | 1280               | 800           | 8         | 1955       | 3    | 5750     | Y     | N             | 4051 38TH AV SW      |
| 048  | 6        | 934540 | 0305  | 05/22/02  | \$ 545,000 | 1330               | 930           | 8         | 1953       | 4    | 5000     | Y     | N             | 2609 37TH AV SW      |
| 048  | 6        | 132403 | 9096  | 04/24/01  | \$ 420,000 | 1360               | 500           | 8         | 1954       | 3    | 4850     | Y     | N             | 3252 35TH AV SW      |
| 048  | 6        | 032400 | 0195  | 02/02/02  | \$ 340,000 | 1360               | 0             | 8         | 1929       | 3    | 5000     | Y     | N             | 3441 41ST AV SW      |
| 048  | 6        | 095200 | 3500  | 12/13/01  | \$ 375,000 | 1420               | 700           | 8         | 1991       | 3    | 5750     | Y     | N             | 4120 38TH AV SW      |
| 048  | 6        | 798740 | 1120  | 06/12/02  | \$ 335,000 | 1460               | 650           | 8         | 1977       | 3    | 5000     | Y     | N             | 3400 SW HINDS ST     |
| 048  | 6        | 095200 | 3735  | 01/03/02  | \$ 340,000 | 1490               | 560           | 8         | 2002       | 3    | 2875     | N     | N             | 4120 37TH AV SW      |
| 048  | 6        | 095200 | 3740  | 02/11/02  | \$ 335,000 | 1490               | 560           | 8         | 2002       | 3    | 2875     | N     | N             | 4122 37TH AV SW      |
| 048  | 6        | 757770 | 0371  | 06/20/01  | \$ 365,314 | 1540               | 0             | 8         | 1927       | 3    | 5175     | N     | N             | 3903 SW BRADFORD ST  |
| 048  | 6        | 083800 | 0170  | 09/24/01  | \$ 361,800 | 1590               | 0             | 8         | 1927       | 3    | 3680     | N     | N             | 2701 38TH AV SW      |
| 048  | 6        | 798740 | 0560  | 12/18/01  | \$ 495,000 | 1590               | 500           | 8         | 2000       | 3    | 4435     | Y     | N             | 3116 SW SPOKANE ST   |
| 048  | 6        | 934540 | 0325  | 10/17/01  | \$ 439,000 | 1610               | 0             | 8         | 1923       | 4    | 4350     | N     | N             | 2602 BELVIDERE AV SW |
| 048  | 6        | 857540 | 0145  | 07/18/01  | \$ 528,000 | 1650               | 1650          | 8         | 1965       | 5    | 6300     | Y     | N             | 3222 36TH AV SW      |
| 048  | 6        | 095200 | 0780  | 09/19/01  | \$ 437,500 | 1670               | 830           | 8         | 2001       | 3    | 4339     | Y     | N             | 4046 38TH AV SW      |
| 048  | 6        | 095200 | 0775  | 12/27/01  | \$ 429,900 | 1670               | 850           | 8         | 2001       | 3    | 4339     | N     | N             | 4042 38TH AV SW      |
| 048  | 6        | 032400 | 0310  | 07/09/01  | \$ 356,000 | 1720               | 400           | 8         | 1928       | 3    | 4000     | N     | N             | 3618 42ND AV SW      |
| 048  | 6        | 095200 | 2885  | 04/18/02  | \$ 415,000 | 1730               | 0             | 8         | 1996       | 3    | 2875     | Y     | N             | 4135 40TH AV SW      |
| 048  | 6        | 934540 | 0140  | 07/27/01  | \$ 825,000 | 1770               | 450           | 8         | 1924       | 4    | 5000     | Y     | N             | 2657 36TH AV SW      |
| 048  | 6        | 934540 | 0260  | 12/02/02  | \$ 540,000 | 1770               | 0             | 8         | 1933       | 4    | 4000     | N     | N             | 2664 BELVIDERE AV SW |
| 048  | 6        | 857540 | 0105  | 04/19/02  | \$ 445,000 | 1790               | 0             | 8         | 1910       | 3    | 4000     | Y     | N             | 3517 SW HANFORD ST   |
| 048  | 6        | 051300 | 0425  | 08/23/01  | \$ 365,000 | 1910               | 0             | 8         | 1994       | 3    | 5750     | N     | N             | 3029 FAIRMOUNT AV SW |
| 048  | 6        | 934540 | 0165  | 03/13/02  | \$ 560,000 | 1920               | 400           | 8         | 1920       | 4    | 5000     | Y     | N             | 2666 37TH AV SW      |
| 048  | 6        | 928580 | 0330  | 04/02/01  | \$ 500,000 | 2020               | 0             | 8         | 1977       | 4    | 6517     | Y     | N             | 3733 BELVIDERE AV SW |
| 048  | 6        | 929730 | 0030  | 07/31/02  | \$ 360,000 | 2020               | 0             | 8         | 1960       | 3    | 4000     | Y     | N             | 3606 35TH AV SW      |
| 048  | 6        | 798740 | 0945  | 07/19/01  | \$ 495,000 | 2210               | 240           | 8         | 1996       | 4    | 5000     | Y     | N             | 3415 33RD AV SW      |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|-----------------------|
| 048  | 6        | 929730 | 0150  | 04/12/02  | \$ 565,000 | 2420               | 0             | 8         | 1998       | 3    | 6030     | Y     | N             | 3663 33RD AV SW       |
| 048  | 6        | 095200 | 1270  | 03/16/01  | \$ 460,000 | 2460               | 0             | 8         | 2001       | 3    | 2875     | Y     | N             | 4020 40TH AV SW       |
| 048  | 6        | 548920 | 0425  | 07/27/01  | \$ 475,000 | 2560               | 0             | 8         | 1987       | 3    | 5000     | Y     | N             | 2735 36TH AV SW       |
| 048  | 6        | 757770 | 0315  | 06/14/01  | \$ 545,000 | 2590               | 550           | 8         | 1912       | 4    | 10525    | Y     | N             | 3815 39TH AV SW       |
| 048  | 6        | 432120 | 0370  | 06/17/02  | \$ 725,000 | 2650               | 710           | 8         | 2000       | 3    | 4449     | Y     | N             | 3272 36TH AV SW       |
| 048  | 6        | 929730 | 0020  | 02/20/01  | \$ 690,000 | 2690               | 400           | 8         | 2000       | 3    | 4000     | Y     | N             | 3612 35TH AV SW       |
| 048  | 6        | 928580 | 0670  | 06/06/02  | \$ 185,000 | 4086               | 0             | 8         | 2003       | 3    | 6237     | Y     | N             | 3849 35TH AV SW       |
| 048  | 6        | 764590 | 0330  | 12/02/02  | \$ 535,000 | 2140               | 480           | 9         | 2002       | 3    | 3680     | N     | N             | 3032 38TH AV SW       |
| 048  | 6        | 132403 | 9109  | 05/08/02  | \$ 575,000 | 2220               | 800           | 9         | 1984       | 3    | 7338     | Y     | N             | 3714 33RD AV SW       |
| 048  | 6        | 928580 | 0470  | 08/06/02  | \$ 625,000 | 2410               | 400           | 9         | 1998       | 3    | 5150     | Y     | N             | 3722 BELVIDERE AV SW  |
| 048  | 6        | 798740 | 1020  | 02/22/01  | \$ 556,000 | 2640               | 720           | 9         | 2000       | 3    | 5000     | Y     | N             | 3314 SW HINDS ST      |
| 048  | 6        | 957780 | 0005  | 09/21/01  | \$ 715,000 | 2760               | 0             | 9         | 2000       | 3    | 5467     | Y     | N             | 2703 37TH AV SW       |
| 048  | 6        | 798740 | 0953  | 04/01/02  | \$ 620,000 | 2800               | 750           | 10        | 1995       | 3    | 5000     | Y     | N             | 3414 34TH AV SW       |
| 048  | 6        | 798740 | 1215  | 06/27/02  | \$ 798,000 | 2840               | 0             | 10        | 2000       | 3    | 5000     | Y     | N             | 3411 34TH AV SW       |
| 076  | 8        | 082600 | 0370  | 04/27/01  | \$ 150,000 | 460                | 0             | 5         | 1919       | 3    | 5400     | N     | N             | 6357 40TH AV SW       |
| 076  | 8        | 762570 | 3200  | 10/25/01  | \$ 200,000 | 700                | 0             | 5         | 1909       | 3    | 6250     | N     | N             | 6002 42ND AV SW       |
| 076  | 8        | 234930 | 0065  | 02/06/02  | \$ 165,000 | 730                | 0             | 5         | 1914       | 3    | 4822     | N     | N             | 5648 FAUNTLEROY WY SW |
| 076  | 8        | 762570 | 3250  | 01/02/01  | \$ 190,000 | 830                | 0             | 5         | 1919       | 3    | 6250     | N     | N             | 6047 42ND AV SW       |
| 076  | 8        | 762570 | 2535  | 12/20/01  | \$ 217,000 | 900                | 0             | 5         | 1917       | 4    | 4000     | N     | N             | 4104 SW RAYMOND ST    |
| 076  | 8        | 762570 | 2580  | 10/30/02  | \$ 179,950 | 560                | 0             | 6         | 1918       | 3    | 6250     | N     | N             | 5922 42ND AV SW       |
| 076  | 8        | 762570 | 0020  | 10/17/02  | \$ 147,500 | 640                | 0             | 6         | 1918       | 4    | 4800     | N     | N             | 5219 FAUNTLEROY WY SW |
| 076  | 8        | 129730 | 0185  | 03/12/02  | \$ 256,000 | 650                | 650           | 6         | 1918       | 4    | 6250     | N     | N             | 5036 42ND AV SW       |
| 076  | 8        | 006600 | 0260  | 04/25/02  | \$ 160,000 | 660                | 0             | 6         | 1913       | 3    | 6550     | N     | N             | 6011 38TH AV SW       |
| 076  | 8        | 762570 | 3045  | 12/18/02  | \$ 220,000 | 700                | 0             | 6         | 1943       | 4    | 6250     | N     | N             | 6036 41ST AV SW       |
| 076  | 8        | 232403 | 9095  | 03/16/01  | \$ 153,000 | 720                | 0             | 6         | 1943       | 3    | 4383     | N     | N             | 5016 FAUNTLEROY WY SW |
| 076  | 8        | 082600 | 0320  | 09/10/01  | \$ 222,500 | 720                | 0             | 6         | 1929       | 4    | 4989     | N     | N             | 6320 41ST AV SW       |
| 076  | 8        | 762570 | 3030  | 01/17/02  | \$ 254,900 | 720                | 0             | 6         | 1943       | 4    | 6250     | N     | N             | 6050 41ST AV SW       |
| 076  | 8        | 234930 | 0120  | 10/09/02  | \$ 233,000 | 720                | 380           | 6         | 1947       | 3    | 4800     | N     | N             | 5633 38TH AV SW       |
| 076  | 8        | 762570 | 2537  | 07/26/01  | \$ 130,000 | 750                | 0             | 6         | 1922       | 2    | 4000     | N     | N             | 4110 SW RAYMOND ST    |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|-----------------------|
| 076  | 8        | 762570 | 2995  | 08/14/01  | \$ 192,000 | 760                | 0             | 6         | 1942       | 4    | 5500     | N     | N             | 6033 FAUNTLEROY WY SW |
| 076  | 8        | 612660 | 0935  | 04/12/02  | \$ 250,000 | 770                | 720           | 6         | 1913       | 3    | 3406     | N     | N             | 4850 40TH AV SW       |
| 076  | 8        | 762570 | 2705  | 06/13/01  | \$ 205,000 | 820                | 0             | 6         | 1918       | 4    | 6250     | N     | N             | 5916 41ST AV SW       |
| 076  | 8        | 234930 | 0020  | 04/23/01  | \$ 225,000 | 830                | 250           | 6         | 1944       | 3    | 6509     | N     | N             | 5616 FAUNTLEROY WY SW |
| 076  | 8        | 762570 | 2410  | 02/21/02  | \$ 239,950 | 890                | 0             | 6         | 1918       | 3    | 6250     | N     | N             | 5953 42ND AV SW       |
| 076  | 8        | 172580 | 0210  | 08/02/01  | \$ 174,950 | 910                | 400           | 6         | 1928       | 3    | 2800     | N     | N             | 5253 35TH AV SW       |
| 076  | 8        | 246190 | 0825  | 03/22/02  | \$ 259,950 | 910                | 0             | 6         | 1918       | 4    | 6000     | N     | N             | 5633 41ST AV SW       |
| 076  | 8        | 246190 | 0540  | 04/12/01  | \$ 279,000 | 920                | 360           | 6         | 1909       | 4    | 6000     | N     | N             | 5636 40TH AV SW       |
| 076  | 8        | 762570 | 2710  | 06/12/01  | \$ 226,000 | 920                | 0             | 6         | 1917       | 4    | 6250     | N     | N             | 5912 41ST AV SW       |
| 076  | 8        | 633200 | 0241  | 06/26/01  | \$ 190,500 | 960                | 0             | 6         | 1947       | 4    | 2799     | Y     | N             | 3815 SW GRAHAM ST     |
| 076  | 8        | 309500 | 0140  | 08/22/02  | \$ 270,000 | 1020               | 300           | 6         | 1909       | 3    | 4800     | Y     | N             | 5010 36TH AV SW       |
| 076  | 8        | 762570 | 2990  | 07/27/02  | \$ 230,000 | 1060               | 0             | 6         | 1942       | 4    | 5500     | N     | N             | 6027 FAUNTLEROY WY SW |
| 076  | 8        | 234930 | 0180  | 01/16/01  | \$ 232,500 | 1100               | 0             | 6         | 1987       | 3    | 5080     | N     | N             | 5620 38TH AV SW       |
| 076  | 8        | 757920 | 1215  | 05/10/02  | \$ 300,000 | 1180               | 750           | 6         | 1910       | 4    | 6900     | Y     | N             | 4811 42ND AV SW       |
| 076  | 8        | 528820 | 0150  | 07/05/01  | \$ 254,500 | 1200               | 0             | 6         | 1919       | 3    | 6670     | Y     | N             | 4730 37TH AV SW       |
| 076  | 8        | 006600 | 0245  | 04/17/02  | \$ 307,500 | 1210               | 300           | 6         | 1917       | 4    | 6375     | N     | N             | 5902 39TH AV SW       |
| 076  | 8        | 246190 | 0700  | 07/30/02  | \$ 291,500 | 1300               | 0             | 6         | 1914       | 4    | 6000     | N     | N             | 5637 40TH AV SW       |
| 076  | 8        | 006600 | 0140  | 11/25/02  | \$ 215,000 | 1480               | 0             | 6         | 1925       | 3    | 6550     | N     | N             | 5911 38TH AV SW       |
| 076  | 8        | 762570 | 2985  | 08/28/01  | \$ 185,000 | 730                | 570           | 7         | 2000       | 3    | 1626     | N     | N             | 6021 FAUNTLEROY WY SW |
| 076  | 8        | 762570 | 0380  | 05/13/02  | \$ 265,000 | 740                | 0             | 7         | 1921       | 4    | 6250     | Y     | N             | 5217 42ND AV SW       |
| 076  | 8        | 006600 | 0405  | 02/06/01  | \$ 224,000 | 790                | 0             | 7         | 1944       | 3    | 6500     | N     | N             | 6037 37TH AV SW       |
| 076  | 8        | 006600 | 0225  | 05/23/01  | \$ 222,500 | 790                | 0             | 7         | 1943       | 3    | 6350     | N     | N             | 5920 39TH AV SW       |
| 076  | 8        | 633200 | 0030  | 05/22/02  | \$ 246,250 | 790                | 0             | 7         | 1943       | 4    | 6550     | N     | N             | 6327 37TH AV SW       |
| 076  | 8        | 006600 | 0090  | 10/16/02  | \$ 227,000 | 790                | 200           | 7         | 1943       | 3    | 6550     | N     | N             | 5936 38TH AV SW       |
| 076  | 8        | 234930 | 0095  | 10/31/02  | \$ 219,500 | 790                | 0             | 7         | 1951       | 3    | 4800     | N     | N             | 5613 38TH AV SW       |
| 076  | 8        | 082600 | 0580  | 01/16/02  | \$ 250,000 | 800                | 240           | 7         | 1943       | 4    | 5760     | Y     | N             | 6311 39TH AV SW       |
| 076  | 8        | 006600 | 0475  | 04/18/01  | \$ 256,500 | 810                | 150           | 7         | 1944       | 4    | 6550     | N     | N             | 6012 38TH AV SW       |
| 076  | 8        | 006600 | 0065  | 09/21/01  | \$ 271,000 | 810                | 120           | 7         | 1944       | 3    | 6528     | N     | N             | 5957 37TH AV SW       |
| 076  | 8        | 139380 | 0020  | 05/06/02  | \$ 225,000 | 810                | 0             | 7         | 1939       | 3    | 6400     | N     | N             | 6040 36TH AV SW       |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsm t | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address         |
|------|----------|--------|-------|-----------|------------|--------------------|----------------|-----------|------------|------|----------|-------|---------------|-----------------------|
| 076  | 8        | 139330 | 0015  | 05/29/02  | \$ 242,000 | 810                | 120            | 7         | 1943       | 3    | 5650     | Y     | N             | 5911 35TH AV SW       |
| 076  | 8        | 139430 | 0100  | 09/06/02  | \$ 230,000 | 810                | 0              | 7         | 1944       | 4    | 6450     | N     | N             | 6036 37TH AV SW       |
| 076  | 8        | 246190 | 0715  | 11/29/01  | \$ 275,000 | 819                | 594            | 7         | 1999       | 3    | 3000     | N     | N             | 5625 40TH AV SW       |
| 076  | 8        | 082600 | 0395  | 01/07/02  | \$ 228,000 | 820                | 120            | 7         | 1916       | 3    | 4800     | Y     | N             | 6337 40TH AV SW       |
| 076  | 8        | 246190 | 0775  | 02/21/02  | \$ 259,950 | 820                | 0              | 7         | 1918       | 4    | 6250     | N     | N             | 5636 42ND AV SW       |
| 076  | 8        | 246190 | 0935  | 05/06/02  | \$ 314,950 | 820                | 100            | 7         | 1917       | 4    | 6250     | N     | N             | 5643 42ND AV SW       |
| 076  | 8        | 139380 | 0010  | 06/12/02  | \$ 245,000 | 820                | 0              | 7         | 1940       | 4    | 6400     | N     | N             | 6050 36TH AV SW       |
| 076  | 8        | 731240 | 0005  | 07/18/02  | \$ 237,500 | 820                | 0              | 7         | 1918       | 4    | 5000     | Y     | N             | 5402 37TH AV SW       |
| 076  | 8        | 731240 | 0050  | 07/29/02  | \$ 339,950 | 820                | 300            | 7         | 1953       | 4    | 5000     | Y     | N             | 5411 36TH AV SW       |
| 076  | 8        | 762570 | 0065  | 06/12/01  | \$ 175,000 | 830                | 120            | 7         | 1945       | 3    | 6000     | N     | N             | 5256 40TH AV SW       |
| 076  | 8        | 006600 | 0430  | 06/26/01  | \$ 229,500 | 830                | 240            | 7         | 1943       | 4    | 6943     | N     | N             | 6056 38TH AV SW       |
| 076  | 8        | 762570 | 0370  | 12/18/01  | \$ 259,500 | 830                | 0              | 7         | 1912       | 4    | 6250     | Y     | N             | 5207 42ND AV SW       |
| 076  | 8        | 762570 | 3215  | 09/24/01  | \$ 216,725 | 840                | 0              | 7         | 1941       | 3    | 6250     | N     | N             | 6011 42ND AV SW       |
| 076  | 8        | 082600 | 0575  | 09/10/02  | \$ 295,000 | 840                | 200            | 7         | 1943       | 4    | 5760     | Y     | N             | 6317 39TH AV SW       |
| 076  | 8        | 082600 | 0465  | 12/10/02  | \$ 245,000 | 840                | 0              | 7         | 1915       | 4    | 4800     | Y     | N             | 6316 40TH AV SW       |
| 076  | 8        | 105300 | 0010  | 06/17/02  | \$ 231,000 | 850                | 430            | 7         | 1941       | 4    | 4720     | N     | N             | 5635 35TH AV SW       |
| 076  | 8        | 309500 | 0025  | 11/18/02  | \$ 232,500 | 850                | 0              | 7         | 1918       | 4    | 4560     | N     | N             | 5017 35TH AV SW       |
| 076  | 8        | 232403 | 9060  | 05/14/02  | \$ 247,750 | 860                | 0              | 7         | 1922       | 3    | 5400     | N     | N             | 5227 37TH AV SW       |
| 076  | 8        | 139330 | 0010  | 07/18/02  | \$ 240,000 | 860                | 0              | 7         | 1939       | 3    | 5650     | Y     | N             | 5907 35TH AV SW       |
| 076  | 8        | 528820 | 0435  | 02/22/01  | \$ 225,000 | 870                | 0              | 7         | 1940       | 4    | 4723     | Y     | N             | 4731 35TH AV SW       |
| 076  | 8        | 172580 | 0060  | 10/29/02  | \$ 279,950 | 870                | 0              | 7         | 1927       | 4    | 3500     | N     | N             | 5256 37TH AV SW       |
| 076  | 8        | 612660 | 0050  | 10/23/02  | \$ 265,000 | 880                | 0              | 7         | 1926       | 4    | 4185     | Y     | N             | 4717 37TH AV SW       |
| 076  | 8        | 762570 | 0080  | 05/24/01  | \$ 205,000 | 890                | 0              | 7         | 1922       | 4    | 6000     | N     | N             | 5242 40TH AV SW       |
| 076  | 8        | 232403 | 9129  | 11/07/01  | \$ 312,000 | 890                | 800            | 7         | 1952       | 5    | 9856     | N     | N             | 5433 37TH AV SW       |
| 076  | 8        | 246190 | 0670  | 02/08/02  | \$ 259,900 | 890                | 140            | 7         | 1923       | 4    | 6250     | N     | N             | 5652 41ST AV SW       |
| 076  | 8        | 757920 | 1175  | 11/15/02  | \$ 330,000 | 890                | 690            | 7         | 1940       | 4    | 5750     | Y     | N             | 4833 42ND AV SW       |
| 076  | 8        | 139280 | 0055  | 05/17/02  | \$ 276,000 | 900                | 0              | 7         | 1938       | 4    | 6400     | Y     | N             | 5906 36TH AV SW       |
| 076  | 8        | 232403 | 9085  | 09/28/01  | \$ 155,000 | 920                | 0              | 7         | 1944       | 3    | 5500     | N     | N             | 5040 FAUNTLEROY WY SW |
| 076  | 8        | 762570 | 0165  | 08/28/02  | \$ 263,000 | 920                | 0              | 7         | 1918       | 5    | 6000     | N     | N             | 5243 40TH AV SW       |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address     |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|-------------------|
| 076  | 8        | 246190 | 0110  | 03/13/01  | \$ 264,000 | 950                | 0             | 7         | 1918       | 3    | 6250     | N     | N             | 5423 42ND AV SW   |
| 076  | 8        | 309500 | 0235  | 10/30/01  | \$ 255,000 | 950                | 350           | 7         | 1953       | 4    | 5969     | Y     | N             | 5052 37TH AV SW   |
| 076  | 8        | 082600 | 0265  | 08/27/02  | \$ 287,000 | 950                | 360           | 7         | 1953       | 3    | 4800     | N     | N             | 6321 41ST AV SW   |
| 076  | 8        | 105300 | 0045  | 05/14/01  | \$ 280,000 | 960                | 510           | 7         | 1941       | 3    | 4720     | Y     | N             | 5650 36TH AV SW   |
| 076  | 8        | 762570 | 0240  | 08/30/01  | \$ 214,000 | 960                | 700           | 7         | 1911       | 4    | 6250     | Y     | N             | 5202 41ST AV SW   |
| 076  | 8        | 082600 | 0285  | 10/29/01  | \$ 271,450 | 960                | 420           | 7         | 1922       | 4    | 9600     | N     | N             | 6307 41ST AV SW   |
| 076  | 8        | 757920 | 0875  | 02/04/02  | \$ 320,000 | 960                | 0             | 7         | 1916       | 4    | 6210     | Y     | N             | 4856 42ND AV SW   |
| 076  | 8        | 172580 | 0045  | 03/13/02  | \$ 230,000 | 960                | 0             | 7         | 1962       | 3    | 6250     | N     | N             | 5252 37TH AV SW   |
| 076  | 8        | 528820 | 0170  | 06/24/02  | \$ 347,000 | 960                | 0             | 7         | 1950       | 3    | 5750     | Y     | N             | 4738 37TH AV SW   |
| 076  | 8        | 612660 | 1420  | 07/19/02  | \$ 260,000 | 960                | 0             | 7         | 1947       | 4    | 5405     | Y     | N             | 4846 38TH AV SW   |
| 076  | 8        | 246190 | 0405  | 08/15/01  | \$ 205,000 | 1000               | 400           | 7         | 1941       | 4    | 6000     | N     | N             | 5420 40TH AV SW   |
| 076  | 8        | 309500 | 0085  | 07/19/01  | \$ 259,000 | 1020               | 110           | 7         | 1925       | 4    | 4800     | N     | N             | 5052 36TH AV SW   |
| 076  | 8        | 516670 | 0105  | 12/01/01  | \$ 255,000 | 1040               | 380           | 7         | 1956       | 4    | 6300     | N     | N             | 5016 38TH AV SW   |
| 076  | 8        | 006600 | 0365  | 05/17/02  | \$ 291,000 | 1050               | 440           | 7         | 1955       | 3    | 6812     | N     | N             | 6002 39TH AV SW   |
| 076  | 8        | 232403 | 9111  | 12/16/02  | \$ 300,000 | 1050               | 1070          | 7         | 1949       | 4    | 6400     | N     | N             | 3604 SW GRAHAM ST |
| 076  | 8        | 172580 | 0015  | 01/25/02  | \$ 302,000 | 1060               | 600           | 7         | 1955       | 3    | 6250     | Y     | N             | 5236 37TH AV SW   |
| 076  | 8        | 757920 | 0975  | 12/18/02  | \$ 303,000 | 1060               | 0             | 7         | 1929       | 4    | 5750     | Y     | N             | 4811 41ST AV SW   |
| 076  | 8        | 246190 | 0920  | 02/24/01  | \$ 270,000 | 1070               | 0             | 7         | 1904       | 4    | 6250     | N     | N             | 5657 42ND AV SW   |
| 076  | 8        | 246190 | 0290  | 09/20/02  | \$ 236,750 | 1070               | 0             | 7         | 1922       | 4    | 6250     | N     | N             | 5436 41ST AV SW   |
| 076  | 8        | 612660 | 0060  | 04/22/02  | \$ 256,000 | 1090               | 0             | 7         | 1988       | 4    | 4230     | Y     | N             | 4721 37TH AV SW   |
| 076  | 8        | 762570 | 0305  | 10/22/02  | \$ 365,000 | 1090               | 0             | 7         | 1910       | 5    | 6250     | Y     | N             | 5256 42ND AV SW   |
| 076  | 8        | 762570 | 0265  | 05/11/01  | \$ 194,000 | 1100               | 0             | 7         | 1911       | 3    | 6000     | N     | N             | 5223 41ST AV SW   |
| 076  | 8        | 612660 | 1280  | 08/30/01  | \$ 325,000 | 1100               | 860           | 7         | 1948       | 4    | 5450     | Y     | N             | 4803 37TH AV SW   |
| 076  | 8        | 082600 | 0390  | 11/21/02  | \$ 242,000 | 1110               | 790           | 7         | 1976       | 3    | 4800     | N     | N             | 6341 40TH AV SW   |
| 076  | 8        | 139380 | 0050  | 04/25/02  | \$ 255,000 | 1120               | 0             | 7         | 1940       | 3    | 6400     | Y     | N             | 6010 36TH AV SW   |
| 076  | 8        | 139380 | 0055  | 11/14/02  | \$ 321,000 | 1130               | 0             | 7         | 1939       | 4    | 6400     | Y     | N             | 6006 36TH AV SW   |
| 076  | 8        | 234930 | 0295  | 04/17/02  | \$ 272,500 | 1140               | 490           | 7         | 1963       | 4    | 5080     | N     | N             | 5653 37TH AV SW   |
| 076  | 8        | 528820 | 0250  | 06/24/02  | \$ 275,000 | 1160               | 0             | 7         | 1921       | 5    | 4025     | Y     | N             | 4735 36TH AV SW   |
| 076  | 8        | 762570 | 3150  | 07/16/01  | \$ 290,000 | 1170               | 0             | 7         | 1913       | 4    | 6250     | N     | N             | 6050 42ND AV SW   |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address           |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|-------------------------|
| 076  | 8        | 309500 | 0075  | 04/30/01  | \$ 250,000 | 1180               | 0             | 7         | 1921       | 4    | 4956     | N     | N             | 5057 35TH AV SW         |
| 076  | 8        | 516670 | 0065  | 03/20/01  | \$ 266,500 | 1200               | 300           | 7         | 1959       | 4    | 7720     | N     | N             | 5058 38TH AV SW         |
| 076  | 8        | 309500 | 0190  | 10/29/01  | \$ 315,000 | 1200               | 640           | 7         | 1959       | 4    | 5250     | N     | N             | 5029 36TH AV SW         |
| 076  | 8        | 234930 | 0210  | 02/20/02  | \$ 242,400 | 1200               | 180           | 7         | 1950       | 3    | 5080     | N     | N             | 5644 38TH AV SW         |
| 076  | 8        | 129130 | 0025  | 01/10/01  | \$ 209,000 | 1220               | 0             | 7         | 1928       | 5    | 4720     | N     | N             | 5621 35TH AV SW         |
| 076  | 8        | 246190 | 0270  | 09/20/01  | \$ 240,000 | 1220               | 590           | 7         | 1947       | 3    | 6250     | N     | N             | 5416 41ST AV SW         |
| 076  | 8        | 006600 | 0395  | 06/03/02  | \$ 307,000 | 1230               | 0             | 7         | 1944       | 3    | 6450     | N     | N             | 6027 37TH AV SW         |
| 076  | 8        | 309500 | 0260  | 09/12/01  | \$ 290,000 | 1240               | 400           | 7         | 1927       | 4    | 5080     | Y     | N             | 5040 37TH AV SW         |
| 076  | 8        | 762570 | 0135  | 11/15/01  | \$ 279,950 | 1240               | 500           | 7         | 1956       | 3    | 6000     | N     | N             | 5211 40TH AV SW         |
| 076  | 8        | 528820 | 0224  | 07/03/01  | \$ 279,000 | 1290               | 470           | 7         | 1988       | 3    | 2875     | Y     | N             | 4725 36TH AV SW         |
| 076  | 8        | 762570 | 2680  | 08/12/02  | \$ 275,000 | 1320               | 0             | 7         | 1917       | 4    | 6250     | N     | N             | 5942 41ST AV SW         |
| 076  | 8        | 246190 | 0515  | 11/27/01  | \$ 231,500 | 1340               | 0             | 7         | 1909       | 4    | 6000     | N     | N             | 5612 40TH AV SW         |
| 076  | 8        | 528820 | 0310  | 03/01/01  | \$ 235,950 | 1360               | 670           | 7         | 1949       | 3    | 8625     | Y     | N             | 4718 36TH AV SW         |
| 076  | 8        | 762570 | 3095  | 01/28/02  | \$ 282,000 | 1380               | 0             | 7         | 1918       | 4    | 6000     | N     | N             | 6011 41ST AV SW         |
| 076  | 8        | 731240 | 0080  | 05/14/02  | \$ 300,000 | 1400               | 280           | 7         | 1960       | 4    | 4800     | N     | N             | 5406 36TH AV SW         |
| 076  | 8        | 762570 | 2987  | 07/23/02  | \$ 220,000 | 1401               | 0             | 7         | 2001       | 3    | 2101     | N     | N             | 6021 B FAUNTLEROY WY SW |
| 076  | 8        | 246190 | 0604  | 06/07/02  | \$ 222,995 | 1404               | 0             | 7         | 2002       | 3    | 1998     | N     | N             | 5619 FAUNTLEROY WY SW   |
| 076  | 8        | 246190 | 0602  | 06/26/02  | \$ 229,950 | 1404               | 0             | 7         | 2002       | 3    | 1810     | N     | N             | 5615 FAUNTLEROY WY SW   |
| 076  | 8        | 246190 | 0590  | 07/30/02  | \$ 238,000 | 1430               | 110           | 7         | 1945       | 3    | 6000     | N     | N             | 5627 FAUNTLEROY WY SW   |
| 076  | 8        | 516670 | 0135  | 06/22/01  | \$ 355,000 | 1510               | 1010          | 7         | 1958       | 4    | 6441     | N     | N             | 5047 38TH AV SW         |
| 076  | 8        | 139330 | 0050  | 09/10/02  | \$ 269,000 | 1540               | 0             | 7         | 1940       | 5    | 5650     | Y     | N             | 5949 35TH AV SW         |
| 076  | 8        | 633200 | 0175  | 06/08/01  | \$ 330,000 | 1560               | 0             | 7         | 1910       | 4    | 6550     | Y     | N             | 6351 38TH AV SW         |
| 076  | 8        | 246190 | 0285  | 04/04/02  | \$ 320,000 | 1620               | 0             | 7         | 1919       | 4    | 5000     | N     | N             | 5430 41ST AV SW         |
| 076  | 8        | 139430 | 0020  | 06/19/01  | \$ 260,000 | 1850               | 140           | 7         | 1944       | 4    | 6400     | N     | N             | 5916 37TH AV SW         |
| 076  | 8        | 310050 | 0105  | 12/19/01  | \$ 335,000 | 2010               | 0             | 7         | 1919       | 4    | 5040     | Y     | N             | 5433 36TH AV SW         |
| 076  | 8        | 246190 | 0800  | 11/20/02  | \$ 394,000 | 2486               | 0             | 7         | 1998       | 4    | 6000     | N     | N             | 5657 41ST AV SW         |
| 076  | 8        | 129130 | 0070  | 05/28/02  | \$ 319,000 | 1030               | 0             | 8         | 1941       | 3    | 7316     | Y     | N             | 5602 36TH AV SW         |
| 076  | 8        | 232403 | 9104  | 04/12/01  | \$ 305,300 | 1050               | 1050          | 8         | 1950       | 3    | 6400     | Y     | N             | 5957 36TH AV SW         |
| 076  | 8        | 232403 | 9110  | 04/05/02  | \$ 320,000 | 1140               | 390           | 8         | 1955       | 4    | 6400     | Y     | N             | 5927 36TH AV SW         |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address      |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|--------------------|
| 076  | 8        | 129130 | 0004  | 03/18/02  | \$ 207,500 | 1190               | 0             | 8         | 1946       | 4    | 6136     | N    | N             | 5603 35TH AV SW    |
| 076  | 8        | 232403 | 9059  | 07/30/02  | \$ 321,500 | 1310               | 970           | 8         | 1954       | 4    | 6240     | Y    | N             | 5456 36TH AV SW    |
| 076  | 8        | 528820 | 0155  | 06/03/02  | \$ 329,900 | 1350               | 930           | 8         | 1954       | 4    | 4830     | Y    | N             | 4734 37TH AV SW    |
| 076  | 8        | 232403 | 9046  | 04/17/02  | \$ 444,852 | 1380               | 1100          | 8         | 1962       | 4    | 6125     | Y    | N             | 5451 36TH AV SW    |
| 076  | 8        | 006600 | 0425  | 05/10/01  | \$ 315,000 | 1430               | 170           | 8         | 1916       | 4    | 7205     | N    | N             | 6057 37TH AV SW    |
| 076  | 8        | 757920 | 0740  | 06/21/01  | \$ 322,500 | 1430               | 500           | 8         | 2000       | 3    | 2875     | Y    | N             | 4811 40TH AV SW    |
| 076  | 8        | 309500 | 0005  | 08/08/02  | \$ 385,000 | 1780               | 200           | 8         | 1993       | 4    | 4662     | Y    | N             | 5003 35TH AV SW    |
| 076  | 8        | 082600 | 0280  | 04/10/02  | \$ 437,500 | 1950               | 830           | 8         | 1996       | 3    | 4800     | N    | N             | 6309 41ST AV SW    |
| 076  | 8        | 757920 | 0570  | 04/06/01  | \$ 399,950 | 2110               | 0             | 8         | 1995       | 3    | 5750     | Y    | N             | 4832 41ST AV SW    |
| 076  | 8        | 129130 | 0009  | 07/31/01  | \$ 388,764 | 2160               | 530           | 8         | 2000       | 3    | 5900     | N    | N             | 5607 35TH AV SW    |
| 076  | 8        | 105300 | 0035  | 05/16/02  | \$ 475,000 | 2556               | 0             | 8         | 2002       | 3    | 5001     | Y    | N             | 3508 SW JUNEAU ST  |
| 076  | 8        | 105300 | 0030  | 02/26/01  | \$ 349,950 | 1850               | 550           | 9         | 1941       | 4    | 7020     | N    | N             | 3504 SW JUNEAU ST  |
| 076  | 8        | 633200 | 0075  | 08/02/02  | \$ 475,000 | 2158               | 0             | 9         | 1998       | 3    | 6550     | Y    | N             | 6346 38TH AV SW    |
| 076  | 8        | 762570 | 0290  | 02/21/02  | \$ 495,000 | 2524               | 0             | 9         | 2001       | 3    | 7200     | N    | N             | 5247 41ST AV SW    |
| 076  | 8        | 757920 | 0915  | 07/10/01  | \$ 616,000 | 2660               | 990           | 9         | 2000       | 3    | 5750     | Y    | N             | 4843 41ST AV SW    |
| 048  | 9        | 927820 | 0165  | 12/10/01  | \$ 165,000 | 650                | 0             | 5         | 1912       | 4    | 5600     | N    | N             | 5019 SW HANFORD ST |
| 048  | 9        | 570850 | 0220  | 08/24/01  | \$ 200,200 | 690                | 0             | 5         | 1909       | 4    | 4336     | N    | N             | 3209 44TH AV SW    |
| 048  | 9        | 677520 | 0005  | 07/31/02  | \$ 205,650 | 700                | 0             | 5         | 1940       | 3    | 5368     | N    | N             | 3203 48TH AV SW    |
| 048  | 9        | 301030 | 0270  | 07/16/01  | \$ 205,000 | 760                | 160           | 5         | 1908       | 4    | 4025     | N    | N             | 4029 46TH AV SW    |
| 048  | 9        | 800960 | 0186  | 06/24/02  | \$ 183,000 | 690                | 0             | 6         | 1916       | 3    | 1554     | N    | N             | 4409 SW STEVENS ST |
| 048  | 9        | 013600 | 0145  | 12/28/01  | \$ 185,000 | 700                | 0             | 6         | 1920       | 4    | 6500     | N    | N             | 5012 SW STEVENS ST |
| 048  | 9        | 927420 | 3140  | 07/19/01  | \$ 281,500 | 720                | 130           | 6         | 1914       | 4    | 2340     | N    | N             | 4608 SW HILL ST    |
| 048  | 9        | 281310 | 0015  | 04/15/02  | \$ 240,000 | 720                | 0             | 6         | 1910       | 4    | 6250     | N    | N             | 3052 48TH AV SW    |
| 048  | 9        | 927820 | 0045  | 04/12/02  | \$ 220,000 | 740                | 0             | 6         | 1920       | 3    | 6075     | N    | N             | 3251 47TH AV SW    |
| 048  | 9        | 281310 | 0045  | 07/19/02  | \$ 233,000 | 740                | 0             | 6         | 1918       | 4    | 6250     | N    | N             | 3038 48TH AV SW    |
| 048  | 9        | 301030 | 0015  | 02/06/01  | \$ 238,500 | 790                | 0             | 6         | 1930       | 4    | 4600     | N    | N             | 4006 47TH AV SW    |
| 048  | 9        | 927420 | 2840  | 12/05/02  | \$ 248,000 | 790                | 0             | 6         | 1919       | 4    | 2849     | N    | N             | 4615 SW HILL ST    |
| 048  | 9        | 150130 | 0225  | 06/12/02  | \$ 238,000 | 800                | 0             | 6         | 1951       | 3    | 5720     | N    | N             | 3226 47TH AV SW    |
| 048  | 9        | 790520 | 0370  | 01/11/02  | \$ 240,000 | 830                | 120           | 6         | 1918       | 3    | 5733     | N    | N             | 3643 46TH AV SW    |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address      |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|--------------------|
| 048  | 9        | 001000 | 0135  | 12/20/01  | \$ 260,689 | 850                | 140           | 6         | 1916       | 4    | 4600     | N    | N             | 4123 47TH AV SW    |
| 048  | 9        | 301030 | 0105  | 11/26/02  | \$ 303,000 | 850                | 0             | 6         | 1918       | 4    | 4640     | N    | N             | 4032 47TH AV SW    |
| 048  | 9        | 239160 | 2490  | 04/18/02  | \$ 315,000 | 880                | 0             | 6         | 1917       | 4    | 5750     | N    | N             | 4526 48TH AV SW    |
| 048  | 9        | 149330 | 0250  | 08/08/02  | \$ 245,000 | 880                | 0             | 6         | 1909       | 2    | 5850     | N    | N             | 3432 45TH AV SW    |
| 048  | 9        | 927420 | 3075  | 05/29/02  | \$ 309,000 | 890                | 0             | 6         | 1961       | 4    | 5750     | N    | N             | 1916 47TH AV SW    |
| 048  | 9        | 150130 | 0145  | 01/11/01  | \$ 217,500 | 900                | 120           | 6         | 1917       | 3    | 5750     | N    | N             | 3206 46TH AV SW    |
| 048  | 9        | 790520 | 0346  | 02/13/01  | \$ 224,750 | 900                | 0             | 6         | 1951       | 3    | 6201     | N    | N             | 3814 47TH AV SW    |
| 048  | 9        | 790520 | 0222  | 09/06/02  | \$ 235,000 | 900                | 0             | 6         | 1910       | 4    | 3588     | N    | N             | 3651 45TH AV SW    |
| 048  | 9        | 927820 | 0075  | 06/24/01  | \$ 226,000 | 940                | 940           | 6         | 1920       | 4    | 6075     | N    | N             | 3259 47TH AV SW    |
| 048  | 9        | 916110 | 0795  | 04/16/02  | \$ 252,150 | 960                | 0             | 6         | 1910       | 4    | 5758     | N    | N             | 4035 50TH AV SW    |
| 048  | 9        | 500850 | 0015  | 08/23/01  | \$ 269,000 | 970                | 0             | 6         | 1907       | 3    | 5750     | N    | N             | 3006 46TH AV SW    |
| 048  | 9        | 348780 | 0230  | 07/11/01  | \$ 298,500 | 980                | 0             | 6         | 1941       | 4    | 3450     | Y    | N             | 4455 GLENN WY SW   |
| 048  | 9        | 916110 | 0835  | 07/17/01  | \$ 219,500 | 1060               | 0             | 6         | 1952       | 3    | 4248     | N    | N             | 4055 50TH AV SW    |
| 048  | 9        | 019400 | 0870  | 10/29/02  | \$ 199,000 | 1060               | 0             | 6         | 1907       | 2    | 5800     | N    | N             | 4142 44TH AV SW    |
| 048  | 9        | 001000 | 0060  | 02/26/01  | \$ 319,000 | 1070               | 180           | 6         | 1909       | 4    | 4600     | N    | N             | 4138 48TH AV SW    |
| 048  | 9        | 338990 | 0665  | 01/22/01  | \$ 196,000 | 1090               | 320           | 6         | 1918       | 4    | 3510     | N    | N             | 4508 46TH AV SW    |
| 048  | 9        | 927820 | 0175  | 10/12/01  | \$ 255,000 | 1110               | 0             | 6         | 1904       | 3    | 5772     | N    | N             | 5069 SW HANFORD ST |
| 048  | 9        | 149330 | 0180  | 05/31/02  | \$ 245,000 | 1140               | 0             | 6         | 1907       | 3    | 5850     | N    | N             | 3455 44TH AV SW    |
| 048  | 9        | 916110 | 0175  | 06/05/02  | \$ 275,000 | 1170               | 0             | 6         | 1914       | 3    | 8625     | N    | N             | 4028 48TH AV SW    |
| 048  | 9        | 019400 | 0145  | 01/25/01  | \$ 235,000 | 1270               | 0             | 6         | 1909       | 4    | 5650     | N    | N             | 4153 46TH AV SW    |
| 048  | 9        | 019400 | 0800  | 06/19/02  | \$ 329,000 | 1280               | 0             | 6         | 1918       | 4    | 4640     | N    | N             | 4114 44TH AV SW    |
| 048  | 9        | 942440 | 0200  | 10/25/01  | \$ 254,000 | 1320               | 0             | 6         | 1971       | 3    | 4520     | N    | N             | 4138 49TH AV SW    |
| 048  | 9        | 927620 | 1715  | 11/12/01  | \$ 290,000 | 1420               | 0             | 6         | 1907       | 5    | 5000     | N    | N             | 2719 47TH AV SW    |
| 048  | 9        | 239160 | 0225  | 08/17/01  | \$ 244,000 | 720                | 180           | 7         | 1942       | 3    | 5750     | N    | N             | 4452 48TH AV SW    |
| 048  | 9        | 855990 | 0060  | 04/09/01  | \$ 215,000 | 750                | 0             | 7         | 1950       | 3    | 4400     | N    | N             | 2745 49TH AV SW    |
| 048  | 9        | 239160 | 0310  | 01/15/02  | \$ 224,000 | 750                | 0             | 7         | 1941       | 4    | 5060     | N    | N             | 4435 48TH AV SW    |
| 048  | 9        | 855990 | 0055  | 10/17/02  | \$ 265,000 | 750                | 0             | 7         | 1950       | 3    | 4421     | N    | N             | 2741 49TH AV SW    |
| 048  | 9        | 150180 | 0130  | 03/14/02  | \$ 245,000 | 760                | 0             | 7         | 1918       | 4    | 5750     | N    | N             | 3015 44TH AV SW    |
| 048  | 9        | 539860 | 0095  | 08/06/01  | \$ 193,000 | 800                | 0             | 7         | 1949       | 4    | 5969     | N    | N             | 3855 48TH AV SW    |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address    |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|------------------|
| 048  | 9        | 942440 | 0090  | 09/18/01  | \$ 260,000 | 800                | 260           | 7         | 1947       | 4    | 6520     | N     | N             | 4147 49TH AV SW  |
| 048  | 9        | 942440 | 0110  | 12/18/01  | \$ 246,000 | 800                | 0             | 7         | 1947       | 4    | 6456     | N     | N             | 4131 49TH AV SW  |
| 048  | 9        | 916110 | 0155  | 06/13/02  | \$ 255,000 | 800                | 0             | 7         | 1948       | 4    | 5750     | N     | N             | 4014 48TH AV SW  |
| 048  | 9        | 150180 | 0180  | 07/25/01  | \$ 234,500 | 810                | 320           | 7         | 1941       | 4    | 4600     | N     | N             | 3037 44TH AV SW  |
| 048  | 9        | 942440 | 0095  | 01/30/02  | \$ 264,950 | 810                | 160           | 7         | 1947       | 4    | 6500     | N     | N             | 4141 49TH AV SW  |
| 048  | 9        | 942440 | 0230  | 06/07/02  | \$ 255,000 | 810                | 0             | 7         | 1947       | 4    | 5252     | Y     | N             | 4157 48TH AV SW  |
| 048  | 9        | 385290 | 0115  | 05/24/01  | \$ 230,000 | 820                | 660           | 7         | 1988       | 3    | 5750     | N     | N             | 3049 46TH AV SW  |
| 048  | 9        | 501350 | 0190  | 04/11/01  | \$ 222,000 | 830                | 500           | 7         | 1950       | 4    | 6678     | N     | N             | 3425 47TH AV SW  |
| 048  | 9        | 338990 | 0715  | 12/12/01  | \$ 207,500 | 830                | 240           | 7         | 1948       | 4    | 5850     | N     | N             | 4532 46TH AV SW  |
| 048  | 9        | 637950 | 0485  | 04/12/02  | \$ 310,720 | 830                | 0             | 7         | 1928       | 4    | 3100     | N     | N             | 2307 45TH AV SW  |
| 048  | 9        | 790520 | 0242  | 06/14/01  | \$ 244,950 | 840                | 0             | 7         | 1940       | 3    | 5967     | N     | N             | 3610 46TH AV SW  |
| 048  | 9        | 272670 | 0035  | 07/09/01  | \$ 215,000 | 840                | 0             | 7         | 1952       | 3    | 6625     | N     | N             | 3234 49TH AV SW  |
| 048  | 9        | 272670 | 0010  | 05/09/02  | \$ 266,500 | 840                | 0             | 7         | 1952       | 4    | 6360     | N     | N             | 3208 49TH AV SW  |
| 048  | 9        | 239160 | 2210  | 12/09/02  | \$ 244,900 | 840                | 0             | 7         | 1947       | 4    | 5750     | N     | N             | 4508 49TH AV SW  |
| 048  | 9        | 927420 | 1310  | 04/12/01  | \$ 306,950 | 850                | 180           | 7         | 1942       | 4    | 4255     | N     | N             | 1731 44TH AV SW  |
| 048  | 9        | 916110 | 0751  | 06/29/01  | \$ 243,500 | 860                | 0             | 7         | 1948       | 4    | 6325     | N     | N             | 4015 50TH AV SW  |
| 048  | 9        | 501400 | 0070  | 08/23/01  | \$ 209,000 | 860                | 0             | 7         | 1950       | 4    | 6413     | N     | N             | 3443 49TH AV SW  |
| 048  | 9        | 916110 | 0915  | 03/06/02  | \$ 260,000 | 860                | 0             | 7         | 1948       | 4    | 5750     | N     | N             | 4032 51ST AV SW  |
| 048  | 9        | 272670 | 0040  | 06/21/02  | \$ 220,000 | 860                | 0             | 7         | 1952       | 4    | 6625     | N     | N             | 3238 49TH AV SW  |
| 048  | 9        | 539860 | 0050  | 12/03/02  | \$ 190,000 | 860                | 0             | 7         | 1949       | 3    | 5969     | N     | N             | 3813 48TH AV SW  |
| 048  | 9        | 916110 | 0145  | 12/10/02  | \$ 239,000 | 860                | 100           | 7         | 1948       | 3    | 5750     | N     | N             | 4010 48TH AV SW  |
| 048  | 9        | 239160 | 2105  | 02/27/01  | \$ 209,950 | 870                | 0             | 7         | 1947       | 3    | 5750     | N     | N             | 4513 49TH AV SW  |
| 048  | 9        | 239160 | 0555  | 05/09/02  | \$ 255,000 | 870                | 0             | 7         | 1947       | 4    | 5750     | N     | N             | 4437 49TH AV SW  |
| 048  | 9        | 501400 | 0085  | 03/08/01  | \$ 197,000 | 880                | 0             | 7         | 1950       | 3    | 6413     | N     | N             | 3429 49TH AV SW  |
| 048  | 9        | 239160 | 0846  | 03/15/02  | \$ 242,000 | 880                | 380           | 7         | 1946       | 3    | 4355     | N     | N             | 4402 51ST AV SW  |
| 048  | 9        | 927420 | 0950  | 10/10/02  | \$ 293,270 | 880                | 360           | 7         | 1922       | 4    | 4440     | N     | N             | 2129 FERRY AV SW |
| 048  | 9        | 239160 | 0705  | 02/14/01  | \$ 299,950 | 890                | 440           | 7         | 1947       | 4    | 5750     | N     | N             | 4452 50TH AV SW  |
| 048  | 9        | 790520 | 0181  | 03/18/02  | \$ 274,000 | 890                | 0             | 7         | 1944       | 4    | 6435     | N     | N             | 3650 45TH AV SW  |
| 048  | 9        | 272670 | 0025  | 06/03/02  | \$ 202,500 | 890                | 0             | 7         | 1952       | 3    | 6625     | N     | N             | 3224 49TH AV SW  |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address          |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|------------------------|
| 048  | 9        | 800960 | 0185  | 08/28/02  | \$ 236,280 | 890                | 0             | 7         | 1918       | 2    | 3234     | N    | N             | 3003 44TH AV SW        |
| 048  | 9        | 501350 | 0220  | 02/28/01  | \$ 180,000 | 900                | 0             | 7         | 1952       | 3    | 6466     | N    | N             | 3408 49TH AV SW        |
| 048  | 9        | 927770 | 0050  | 04/02/01  | \$ 215,000 | 900                | 500           | 7         | 1952       | 3    | 7200     | N    | N             | 3620 50TH AV SW        |
| 048  | 9        | 574260 | 0135  | 04/26/01  | \$ 230,000 | 900                | 0             | 7         | 1951       | 3    | 5729     | N    | N             | 3841 47TH AV SW        |
| 048  | 9        | 574260 | 0210  | 06/04/01  | \$ 247,000 | 900                | 0             | 7         | 1951       | 4    | 5700     | N    | N             | 3807 47TH AV SW        |
| 048  | 9        | 927620 | 2410  | 11/13/02  | \$ 285,000 | 910                | 910           | 7         | 1983       | 3    | 6000     | N    | N             | 2706 46TH AV SW        |
| 048  | 9        | 019400 | 0255  | 11/09/01  | \$ 260,000 | 920                | 350           | 7         | 1946       | 4    | 6670     | N    | N             | 4102 46TH AV SW        |
| 048  | 9        | 149330 | 0125  | 02/22/02  | \$ 252,000 | 920                | 0             | 7         | 1927       | 3    | 4692     | N    | N             | 3430 44TH AV SW        |
| 048  | 9        | 501400 | 0145  | 06/19/02  | \$ 240,000 | 920                | 0             | 7         | 1950       | 4    | 6731     | N    | N             | 3812 50TH AV SW        |
| 048  | 9        | 916110 | 0785  | 03/08/01  | \$ 230,000 | 930                | 530           | 7         | 1948       | 3    | 5750     | N    | N             | 4029 50TH AV SW        |
| 048  | 9        | 916110 | 0480  | 03/21/01  | \$ 269,950 | 930                | 190           | 7         | 1948       | 4    | 6160     | N    | N             | 4056 49TH AV SW        |
| 048  | 9        | 916110 | 0761  | 03/29/01  | \$ 260,000 | 930                | 140           | 7         | 1948       | 3    | 6325     | N    | N             | 4019 50TH AV SW        |
| 048  | 9        | 916110 | 0965  | 09/19/01  | \$ 264,950 | 930                | 200           | 7         | 1948       | 4    | 5405     | N    | N             | 5020 SW DAKOTA ST      |
| 048  | 9        | 501350 | 0195  | 05/24/01  | \$ 227,500 | 950                | 800           | 7         | 1950       | 3    | 6678     | N    | N             | 3419 47TH AV SW        |
| 048  | 9        | 550570 | 0020  | 12/21/01  | \$ 249,000 | 950                | 100           | 7         | 1928       | 4    | 6150     | N    | N             | 3616 49TH AV SW        |
| 048  | 9        | 916110 | 0380  | 04/18/02  | \$ 266,000 | 950                | 520           | 7         | 1948       | 4    | 5500     | N    | N             | 4006 49TH AV SW        |
| 048  | 9        | 927420 | 0960  | 08/23/02  | \$ 230,000 | 950                | 0             | 7         | 1923       | 3    | 4440     | N    | N             | 2125 FERRY AV SW       |
| 048  | 9        | 927770 | 0035  | 04/23/02  | \$ 315,000 | 960                | 500           | 7         | 1926       | 4    | 7140     | N    | N             | 3619 49TH AV SW        |
| 048  | 9        | 574260 | 0100  | 04/30/02  | \$ 267,000 | 960                | 0             | 7         | 1951       | 4    | 6555     | N    | N             | 3854 48TH AV SW        |
| 048  | 9        | 790520 | 0326  | 06/14/02  | \$ 273,000 | 960                | 960           | 7         | 1951       | 4    | 6350     | N    | N             | 3849 46TH AV SW        |
| 048  | 9        | 501350 | 0305  | 12/11/02  | \$ 255,000 | 960                | 0             | 7         | 1952       | 4    | 6466     | N    | N             | 3419 48TH AV SW        |
| 048  | 9        | 019400 | 0215  | 06/15/01  | \$ 281,000 | 970                | 0             | 7         | 1931       | 4    | 5750     | N    | N             | 4117 46TH AV SW        |
| 048  | 9        | 019400 | 0505  | 11/09/01  | \$ 350,950 | 970                | 500           | 7         | 1940       | 4    | 6440     | Y    | N             | 4415 SW DAKOTA ST      |
| 048  | 9        | 790520 | 0225  | 10/28/02  | \$ 349,950 | 970                | 380           | 7         | 1919       | 4    | 4290     | N    | N             | 4522 SW CHARLESTOWN ST |
| 048  | 9        | 239160 | 0615  | 06/25/02  | \$ 235,000 | 980                | 320           | 7         | 1947       | 4    | 5750     | N    | N             | 4406 50TH AV SW        |
| 048  | 9        | 537320 | 0035  | 04/06/01  | \$ 319,500 | 990                | 240           | 7         | 1941       | 4    | 6100     | N    | N             | 3032 52ND AV SW        |
| 048  | 9        | 757220 | 0051  | 08/24/01  | \$ 272,000 | 990                | 500           | 7         | 1961       | 4    | 5015     | N    | N             | 5008 SW STEVENS ST     |
| 048  | 9        | 348830 | 0075  | 04/24/01  | \$ 267,500 | 1010               | 0             | 7         | 1918       | 3    | 5600     | N    | N             | 4411 46TH AV SW        |
| 048  | 9        | 638500 | 0095  | 06/13/01  | \$ 225,750 | 1010               | 0             | 7         | 1950       | 4    | 6210     | N    | N             | 5000 SW CHARLESTOWN ST |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address          |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|------------------------|
| 048  | 9        | 638500 | 0045  | 11/15/01  | \$ 235,000 | 1010               | 0             | 7         | 1950       | 4    | 5700     | N    | N             | 3636 51ST AV SW        |
| 048  | 9        | 019400 | 0815  | 10/16/01  | \$ 259,000 | 1020               | 0             | 7         | 1918       | 4    | 4640     | N    | N             | 4118 44TH AV SW        |
| 048  | 9        | 942440 | 0195  | 08/16/02  | \$ 280,000 | 1020               | 0             | 7         | 1918       | 4    | 4520     | N    | N             | 4134 49TH AV SW        |
| 048  | 9        | 501350 | 0140  | 06/25/01  | \$ 298,000 | 1030               | 400           | 7         | 1950       | 4    | 6625     | N    | N             | 3440 48TH AV SW        |
| 048  | 9        | 443260 | 0090  | 12/02/02  | \$ 310,000 | 1030               | 480           | 7         | 1951       | 4    | 4600     | N    | N             | 4319 SW WALKER ST      |
| 048  | 9        | 501400 | 0235  | 09/25/01  | \$ 271,000 | 1040               | 690           | 7         | 1950       | 4    | 6731     | N    | N             | 3809 49TH AV SW        |
| 048  | 9        | 149330 | 0105  | 06/21/02  | \$ 320,000 | 1040               | 180           | 7         | 1983       | 3    | 5850     | N    | N             | 3436 44TH AV SW        |
| 048  | 9        | 790520 | 0090  | 10/30/02  | \$ 311,000 | 1050               | 0             | 7         | 1930       | 4    | 6903     | N    | N             | 3832 44TH AV SW        |
| 048  | 9        | 253080 | 0030  | 11/15/01  | \$ 315,000 | 1060               | 290           | 7         | 1947       | 4    | 5640     | N    | N             | 2219 45TH AV SW        |
| 048  | 9        | 253080 | 0020  | 02/16/02  | \$ 315,000 | 1060               | 180           | 7         | 1947       | 4    | 5640     | N    | N             | 2215 45TH AV SW        |
| 048  | 9        | 539860 | 0130  | 02/21/01  | \$ 260,000 | 1070               | 920           | 7         | 1953       | 4    | 5969     | N    | N             | 3826 49TH AV SW        |
| 048  | 9        | 019400 | 0825  | 11/15/02  | \$ 270,000 | 1070               | 0             | 7         | 1918       | 4    | 4640     | N    | N             | 4122 44TH AV SW        |
| 048  | 9        | 329770 | 0005  | 10/12/01  | \$ 280,000 | 1080               | 0             | 7         | 1950       | 3    | 4290     | N    | N             | 5007 SW STEVENS ST     |
| 048  | 9        | 790520 | 0180  | 07/29/02  | \$ 290,000 | 1080               | 950           | 7         | 1946       | 4    | 3904     | N    | N             | 4420 SW CHARLESTOWN ST |
| 048  | 9        | 239160 | 0815  | 11/27/02  | \$ 242,000 | 1080               | 0             | 7         | 1947       | 4    | 5750     | N    | N             | 4447 50TH AV SW        |
| 048  | 9        | 916110 | 0630  | 05/21/01  | \$ 259,950 | 1090               | 100           | 7         | 1948       | 4    | 5500     | N    | N             | 4012 50TH AV SW        |
| 048  | 9        | 501400 | 0170  | 08/24/01  | \$ 255,750 | 1090               | 200           | 7         | 1950       | 3    | 6731     | N    | N             | 3838 50TH AV SW        |
| 048  | 9        | 501400 | 0240  | 07/17/01  | \$ 344,100 | 1100               | 360           | 7         | 1950       | 3    | 7112     | N    | N             | 4905 SW CHARLESTOWN ST |
| 048  | 9        | 150130 | 0015  | 08/16/02  | \$ 239,950 | 1120               | 260           | 7         | 1913       | 3    | 5000     | N    | N             | 3207 45TH AV SW        |
| 048  | 9        | 677520 | 0040  | 10/24/02  | \$ 287,000 | 1120               | 300           | 7         | 1955       | 4    | 6100     | N    | N             | 3237 48TH AV SW        |
| 048  | 9        | 301030 | 0705  | 04/10/01  | \$ 334,950 | 1130               | 700           | 7         | 1938       | 4    | 4343     | Y    | N             | 4050 45TH AV SW        |
| 048  | 9        | 800960 | 0010  | 12/21/01  | \$ 223,000 | 1130               | 290           | 7         | 1919       | 4    | 4181     | N    | N             | 2768 44TH AV SW        |
| 048  | 9        | 927720 | 0340  | 01/10/02  | \$ 270,000 | 1130               | 0             | 7         | 1954       | 3    | 6930     | N    | N             | 3045 49TH AV SW        |
| 048  | 9        | 239160 | 0425  | 01/09/02  | \$ 254,000 | 1130               | 180           | 7         | 1947       | 4    | 5750     | N    | N             | 4432 49TH AV SW        |
| 048  | 9        | 001000 | 0085  | 04/19/01  | \$ 238,000 | 1140               | 0             | 7         | 1943       | 3    | 5635     | N    | N             | 4720 SW GENESEE ST     |
| 048  | 9        | 790520 | 0162  | 05/03/02  | \$ 321,000 | 1140               | 0             | 7         | 1924       | 4    | 4680     | N    | N             | 3619 44TH AV SW        |
| 048  | 9        | 348830 | 0015  | 02/20/01  | \$ 266,000 | 1150               | 240           | 7         | 1907       | 3    | 5600     | N    | N             | 4410 47TH AV SW        |
| 048  | 9        | 348780 | 0125  | 04/25/02  | \$ 287,500 | 1150               | 80            | 7         | 1918       | 4    | 5850     | Y    | N             | 4403 45TH AV SW        |
| 048  | 9        | 927620 | 1845  | 11/26/02  | \$ 385,000 | 1150               | 1040          | 7         | 1986       | 3    | 4500     | N    | N             | 2734 48TH AV SW        |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address          |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|------------------------|
| 048  | 9        | 927820 | 0120  | 02/12/02  | \$ 261,660 | 1160               | 0             | 7         | 1949       | 4    | 7425     | N     | N             | 3213 47TH AV SW        |
| 048  | 9        | 120800 | 0020  | 04/19/02  | \$ 285,000 | 1160               | 0             | 7         | 1926       | 3    | 5733     | N     | N             | 3425 44TH AV SW        |
| 048  | 9        | 293960 | 0020  | 05/14/02  | \$ 246,000 | 1170               | 0             | 7         | 1985       | 3    | 7140     | Y     | N             | 5137 SW ADMIRAL WY     |
| 048  | 9        | 537320 | 0060  | 02/04/02  | \$ 389,950 | 1190               | 0             | 7         | 1940       | 4    | 6695     | N     | N             | 3004 52ND AV SW        |
| 048  | 9        | 927770 | 0070  | 05/20/02  | \$ 253,000 | 1210               | 0             | 7         | 1952       | 3    | 6720     | N     | N             | 3642 50TH AV SW        |
| 048  | 9        | 501350 | 0070  | 04/10/01  | \$ 209,500 | 1230               | 0             | 7         | 1950       | 3    | 6270     | N     | N             | 3250 47TH AV SW        |
| 048  | 9        | 301030 | 0465  | 10/30/02  | \$ 385,000 | 1230               | 0             | 7         | 1946       | 4    | 4290     | Y     | N             | 4508 SW DAKOTA ST      |
| 048  | 9        | 338990 | 1005  | 03/06/02  | \$ 349,950 | 1240               | 120           | 7         | 1996       | 3    | 4329     | Y     | N             | 4540 47TH AV SW        |
| 048  | 9        | 957180 | 0046  | 08/12/02  | \$ 350,000 | 1240               | 400           | 7         | 1946       | 4    | 5695     | N     | N             | 4903 SW STEVENS ST     |
| 048  | 9        | 927770 | 0080  | 06/15/01  | \$ 255,000 | 1250               | 0             | 7         | 1952       | 4    | 7200     | N     | N             | 4920 SW CHARLESTOWN ST |
| 048  | 9        | 927620 | 2380  | 09/12/02  | \$ 336,000 | 1250               | 0             | 7         | 1947       | 4    | 6000     | N     | N             | 2724 46TH AV SW        |
| 048  | 9        | 281310 | 0080  | 04/17/01  | \$ 315,000 | 1260               | 0             | 7         | 1946       | 4    | 6250     | N     | N             | 3018 48TH AV SW        |
| 048  | 9        | 501350 | 0120  | 12/24/01  | \$ 250,000 | 1260               | 500           | 7         | 1950       | 3    | 6625     | N     | N             | 3418 48TH AV SW        |
| 048  | 9        | 570850 | 0195  | 08/09/02  | \$ 303,000 | 1260               | 100           | 7         | 1909       | 4    | 5800     | N     | N             | 3219 44TH AV SW        |
| 048  | 9        | 800960 | 0170  | 02/06/02  | \$ 290,000 | 1270               | 120           | 7         | 1918       | 3    | 4830     | N     | N             | 3011 44TH AV SW        |
| 048  | 9        | 855990 | 0015  | 01/25/01  | \$ 250,000 | 1290               | 0             | 7         | 1939       | 4    | 3120     | N     | N             | 2709 49TH AV SW        |
| 048  | 9        | 019400 | 0435  | 03/19/01  | \$ 389,950 | 1290               | 120           | 7         | 1983       | 3    | 5800     | Y     | N             | 4133 45TH AV SW        |
| 048  | 9        | 927620 | 1805  | 02/20/01  | \$ 323,700 | 1310               | 0             | 7         | 1946       | 5    | 5700     | N     | N             | 4712 SW STEVENS ST     |
| 048  | 9        | 927720 | 0325  | 06/24/02  | \$ 241,500 | 1320               | 0             | 7         | 1910       | 4    | 3840     | N     | N             | 4804 SW HANFORD ST     |
| 048  | 9        | 348780 | 0105  | 04/05/01  | \$ 299,950 | 1360               | 0             | 7         | 1929       | 3    | 5850     | N     | N             | 4450 46TH AV SW        |
| 048  | 9        | 329770 | 0025  | 04/19/01  | \$ 309,500 | 1380               | 220           | 7         | 1948       | 3    | 7260     | N     | N             | 3015 50TH AV SW        |
| 048  | 9        | 927420 | 0340  | 06/26/01  | \$ 325,000 | 1390               | 0             | 7         | 1908       | 3    | 7475     | N     | N             | 1706 44TH AV SW        |
| 048  | 9        | 149280 | 0296  | 05/17/01  | \$ 292,000 | 1410               | 120           | 7         | 1955       | 3    | 6743     | N     | N             | 4931 SW FORNEY ST      |
| 048  | 9        | 927420 | 3150  | 06/05/01  | \$ 384,500 | 1450               | 0             | 7         | 1906       | 5    | 3640     | N     | N             | 4602 SW HILL ST        |
| 048  | 9        | 927620 | 1770  | 09/20/01  | \$ 249,950 | 1470               | 0             | 7         | 1984       | 3    | 5000     | N     | N             | 2747 47TH AV SW        |
| 048  | 9        | 637950 | 0325  | 10/10/02  | \$ 365,000 | 1480               | 0             | 7         | 1907       | 4    | 5750     | N     | N             | 2343 44TH AV SW        |
| 048  | 9        | 638500 | 0115  | 03/21/01  | \$ 247,500 | 1510               | 0             | 7         | 1950       | 4    | 5700     | N     | N             | 3647 50TH AV SW        |
| 048  | 9        | 239160 | 0295  | 11/11/02  | \$ 375,000 | 1510               | 400           | 7         | 1941       | 4    | 5060     | N     | N             | 4427 48TH AV SW        |
| 048  | 9        | 927420 | 1560  | 03/09/01  | \$ 491,000 | 1550               | 1000          | 7         | 1999       | 3    | 5750     | N     | N             | 1629 44TH AV SW        |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address            |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|--------------------------|
| 048  | 9        | 927620 | 2235  | 11/20/01  | \$ 345,000 | 1550               | 0             | 7         | 1910       | 3    | 6250     | N     | N             | 2729 45TH AV SW          |
| 048  | 9        | 149280 | 0345  | 07/12/01  | \$ 310,000 | 1570               | 250           | 7         | 1962       | 4    | 5000     | N     | N             | 4911 SW FORNEY ST        |
| 048  | 9        | 927420 | 2915  | 06/27/01  | \$ 428,650 | 1600               | 0             | 7         | 1910       | 4    | 5750     | N     | N             | 2136 47TH AV SW          |
| 048  | 9        | 570850 | 0015  | 09/07/01  | \$ 350,000 | 1600               | 200           | 7         | 1988       | 3    | 5768     | N     | N             | 3208 45TH AV SW          |
| 048  | 9        | 800960 | 0120  | 11/07/02  | \$ 452,000 | 1620               | 0             | 7         | 1917       | 4    | 5750     | N     | N             | 2767 44TH AV SW          |
| 048  | 9        | 501400 | 0250  | 06/28/01  | \$ 210,000 | 1660               | 0             | 7         | 1950       | 3    | 7410     | N     | N             | 3611 50TH AV SW          |
| 048  | 9        | 239160 | 2155  | 12/04/02  | \$ 288,000 | 1670               | 0             | 7         | 1984       | 3    | 5750     | N     | N             | 4537 49TH AV SW          |
| 048  | 9        | 019400 | 0440  | 10/09/02  | \$ 500,000 | 1690               | 0             | 7         | 1910       | 4    | 5800     | Y     | N             | 4127 45TH AV SW          |
| 048  | 9        | 500850 | 0005  | 05/14/02  | \$ 436,000 | 1710               | 680           | 7         | 1918       | 4    | 5635     | N     | N             | 4523 SW STEVENS ST       |
| 048  | 9        | 927820 | 0030  | 08/03/01  | \$ 292,000 | 1800               | 0             | 7         | 1970       | 3    | 5940     | N     | N             | 3241 47TH AV SW          |
| 048  | 9        | 301030 | 0695  | 10/07/02  | \$ 459,950 | 1800               | 140           | 7         | 1938       | 4    | 5750     | Y     | N             | 4040 45TH AV SW          |
| 048  | 9        | 927420 | 1020  | 02/09/01  | \$ 450,700 | 1810               | 310           | 7         | 1955       | 4    | 5625     | N     | N             | 1910 45TH AV SW          |
| 048  | 9        | 019400 | 0655  | 01/09/02  | \$ 455,000 | 1840               | 0             | 7         | 1915       | 4    | 5850     | Y     | N             | 4153 44TH AV SW          |
| 048  | 9        | 239160 | 2500  | 04/09/02  | \$ 344,000 | 1840               | 0             | 7         | 1997       | 3    | 2875     | N     | N             | 4530 48TH AV S           |
| 048  | 9        | 927470 | 0110  | 09/05/01  | \$ 499,900 | 1970               | 0             | 7         | 1985       | 3    | 5750     | N     | N             | 2211 46TH AV SW          |
| 048  | 9        | 019400 | 0740  | 12/03/02  | \$ 429,000 | 2040               | 140           | 7         | 1908       | 4    | 5750     | Y     | N             | 4113 44TH AV SW          |
| 048  | 9        | 927420 | 2370  | 06/29/01  | \$ 459,000 | 2060               | 0             | 7         | 1984       | 3    | 6510     | N     | N             | 4503 SW MASSACHUSETTS ST |
| 048  | 9        | 927770 | 0055  | 06/19/02  | \$ 339,500 | 2600               | 0             | 7         | 1978       | 3    | 7200     | N     | N             | 3626 50TH AV SW          |
| 048  | 9        | 927420 | 3050  | 09/20/02  | \$ 712,000 | 2830               | 0             | 7         | 1907       | 4    | 8855     | N     | N             | 1904 47TH AV SW          |
| 048  | 9        | 500850 | 0230  | 08/10/01  | \$ 273,500 | 800                | 0             | 8         | 1931       | 4    | 6080     | N     | N             | 3001 45TH AV SW          |
| 048  | 9        | 927420 | 3505  | 11/08/02  | \$ 414,750 | 971                | 290           | 8         | 1930       | 3    | 2967     | N     | N             | 4616 SW MASSACHUSETTS ST |
| 048  | 9        | 301030 | 0356  | 07/25/01  | \$ 339,450 | 1110               | 360           | 8         | 1956       | 4    | 5175     | N     | N             | 4008 46TH AV SW          |
| 048  | 9        | 637950 | 0706  | 12/20/01  | \$ 385,000 | 1138               | 0             | 8         | 1931       | 5    | 2385     | Y     | N             | 4609 SW COLLEGE ST       |
| 048  | 9        | 927420 | 0685  | 11/21/01  | \$ 330,000 | 1150               | 450           | 8         | 1946       | 3    | 7000     | N     | N             | 2104 FERRY AV SW         |
| 048  | 9        | 301030 | 0366  | 02/12/01  | \$ 299,000 | 1180               | 600           | 8         | 1955       | 3    | 5750     | N     | N             | 4014 46TH AV SW          |
| 048  | 9        | 443260 | 0050  | 11/29/02  | \$ 445,000 | 1200               | 150           | 8         | 1928       | 4    | 4370     | N     | N             | 2226 44TH AV SW          |
| 048  | 9        | 019400 | 0845  | 06/06/01  | \$ 337,500 | 1300               | 670           | 8         | 1990       | 3    | 2901     | N     | N             | 4130 44TH AV SW          |
| 048  | 9        | 637950 | 0715  | 12/14/01  | \$ 500,000 | 1320               | 0             | 8         | 1926       | 4    | 5750     | Y     | N             | 2307 46TH AV SW          |
| 048  | 9        | 301030 | 0400  | 06/24/02  | \$ 345,000 | 1320               | 240           | 8         | 1952       | 3    | 7475     | N     | N             | 4028 46TH AV SW          |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | Vie w | Water - front | Situs Address            |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|-------|---------------|--------------------------|
| 048  | 9        | 329770 | 0125  | 10/16/02  | \$ 360,000 | 1370               | 980           | 8         | 1961       | 4    | 5500     | N     | N             | 3030 50TH AV SW          |
| 048  | 9        | 927720 | 0270  | 09/30/02  | \$ 369,500 | 1380               | 460           | 8         | 1989       | 3    | 5000     | N     | N             | 3042 GARLOUGH AV SW      |
| 048  | 9        | 927420 | 0240  | 01/11/01  | \$ 400,000 | 1390               | 520           | 8         | 1947       | 4    | 6325     | N     | N             | 4320 SW MASSACHUSETTS ST |
| 048  | 9        | 927620 | 0190  | 04/11/01  | \$ 355,000 | 1420               | 0             | 8         | 1926       | 4    | 6250     | N     | N             | 2616 45TH AV SW          |
| 048  | 9        | 001000 | 0118  | 09/10/01  | \$ 333,300 | 1430               | 760           | 8         | 1993       | 3    | 4625     | N     | N             | 4135 47TH AV SW          |
| 048  | 9        | 301030 | 0525  | 09/19/01  | \$ 376,000 | 1500               | 370           | 8         | 1955       | 4    | 5750     | Y     | N             | 4025 45TH AV SW          |
| 048  | 9        | 801010 | 0235  | 01/30/02  | \$ 410,000 | 1520               | 0             | 8         | 1927       | 4    | 5250     | N     | N             | 2700 45TH AV SW          |
| 048  | 9        | 294010 | 0060  | 10/24/01  | \$ 525,000 | 1530               | 500           | 8         | 1960       | 4    | 7800     | Y     | N             | 2712 53RD AV SW          |
| 048  | 9        | 927420 | 3320  | 04/16/01  | \$ 511,050 | 1550               | 0             | 8         | 1929       | 4    | 4400     | N     | N             | 4606 SW HOLGATE ST       |
| 048  | 9        | 927420 | 3420  | 05/03/02  | \$ 542,500 | 1560               | 280           | 8         | 1964       | 4    | 4560     | Y     | N             | 4609 SW MASSACHUSETTS ST |
| 048  | 9        | 927420 | 0375  | 04/05/02  | \$ 425,000 | 1600               | 0             | 8         | 1927       | 4    | 5750     | N     | N             | 1720 44TH AV SW          |
| 048  | 9        | 927420 | 2220  | 07/24/02  | \$ 445,000 | 1760               | 0             | 8         | 1904       | 5    | 4255     | N     | N             | 1712 46TH AV SW          |
| 048  | 9        | 790520 | 0145  | 02/15/02  | \$ 474,000 | 1780               | 460           | 8         | 1926       | 4    | 7605     | N     | N             | 3816 45TH AV SW          |
| 048  | 9        | 916110 | 0800  | 06/27/02  | \$ 372,000 | 1800               | 0             | 8         | 1998       | 3    | 2879     | N     | N             | 4039 50TH AV SW          |
| 048  | 9        | 149280 | 0286  | 07/24/01  | \$ 416,950 | 1810               | 1050          | 8         | 1994       | 3    | 10000    | N     | N             | 4941 SW FORNEY ST        |
| 048  | 9        | 013600 | 0220  | 04/12/02  | \$ 330,000 | 1810               | 190           | 8         | 1994       | 3    | 2500     | Y     | N             | 2712 GARLOUGH AV SW      |
| 048  | 9        | 927420 | 3355  | 10/08/02  | \$ 510,000 | 1810               | 0             | 8         | 1928       | 4    | 4000     | N     | N             | 1729 46TH AV SW          |
| 048  | 9        | 927470 | 0015  | 12/04/02  | \$ 539,950 | 1817               | 320           | 8         | 1997       | 3    | 5750     | Y     | N             | 2206 47TH AV SW          |
| 048  | 9        | 927420 | 2050  | 05/10/01  | \$ 525,000 | 1820               | 400           | 8         | 1930       | 4    | 5665     | Y     | N             | 4521 SW SEATTLE ST       |
| 048  | 9        | 927420 | 3035  | 04/03/01  | \$ 450,000 | 1830               | 0             | 8         | 1901       | 4    | 4446     | N     | N             | 4607 SW HILL ST          |
| 048  | 9        | 790520 | 0251  | 02/15/01  | \$ 620,000 | 1840               | 0             | 8         | 1908       | 5    | 11700    | N     | N             | 3813 45TH AV SW          |
| 048  | 9        | 916110 | 0540  | 08/27/02  | \$ 388,500 | 1880               | 0             | 8         | 2001       | 3    | 2755     | N     | N             | 4031 49TH AV SW          |
| 048  | 9        | 570850 | 0285  | 08/27/02  | \$ 379,000 | 1920               | 0             | 8         | 2002       | 3    | 5500     | N     | N             | 3206 44TH AV SW          |
| 048  | 9        | 005900 | 0201  | 01/22/02  | \$ 429,500 | 1940               | 0             | 8         | 1963       | 3    | 6300     | Y     | N             | 2731 53RD AV SW          |
| 048  | 9        | 927420 | 0395  | 05/20/02  | \$ 450,000 | 1940               | 0             | 8         | 1992       | 3    | 4000     | N     | N             | 4312 SW HOLGATE ST       |
| 048  | 9        | 239160 | 1753  | 03/25/02  | \$ 350,000 | 1970               | 200           | 8         | 1990       | 3    | 3833     | Y     | N             | 4518 51ST AV SW          |
| 048  | 9        | 570850 | 0295  | 05/14/02  | \$ 419,950 | 2020               | 0             | 8         | 2002       | 3    | 4180     | N     | N             | 3212 44TH AV SW          |
| 048  | 9        | 677520 | 0020  | 11/19/01  | \$ 389,000 | 2040               | 1050          | 8         | 1989       | 3    | 6100     | N     | N             | 3217 48TH AV SW          |
| 048  | 9        | 927420 | 3410  | 06/24/02  | \$ 629,000 | 2130               | 0             | 8         | 1925       | 3    | 4560     | Y     | N             | 4603 SW MASSACHUSETTS ST |

**Improved Sales Used in this Annual Update Analysis  
Area 48 and 76  
(1 to 3 Unit Residences)**

| Area | Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built | Cond | Lot Size | View | Water - front | Situs Address      |
|------|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|------------|------|----------|------|---------------|--------------------|
| 048  | 9        | 916110 | 0550  | 10/31/02  | \$ 435,200 | 2150               | 0             | 8         | 2001       | 3    | 5511     | N    | N             | 4035 49TH AV SW    |
| 048  | 9        | 801010 | 0170  | 11/11/02  | \$ 405,000 | 2150               | 0             | 8         | 1994       | 3    | 3125     | N    | N             | 2732 45TH AV SW    |
| 048  | 9        | 927820 | 0177  | 11/15/01  | \$ 450,000 | 2210               | 0             | 8         | 2001       | 3    | 5429     | N    | N             | 5037 SW HANFORD ST |
| 048  | 9        | 927420 | 3036  | 06/20/02  | \$ 655,000 | 2444               | 500           | 8         | 2001       | 3    | 4446     | Y    | N             | 2103 46TH AV SW    |
| 048  | 9        | 927420 | 1155  | 10/09/01  | \$ 575,000 | 2645               | 0             | 8         | 1998       | 3    | 5750     | N    | N             | 1915 44TH AV SW    |
| 048  | 9        | 005900 | 0171  | 08/07/02  | \$ 587,500 | 3140               | 580           | 8         | 1967       | 3    | 6300     | Y    | N             | 2747 53RD AV SW    |
| 048  | 9        | 927420 | 2645  | 05/03/01  | \$ 546,000 | 1632               | 0             | 9         | 1985       | 3    | 5750     | N    | N             | 2118 46TH AV SW    |
| 048  | 9        | 019400 | 0305  | 03/13/02  | \$ 515,000 | 1890               | 970           | 9         | 2001       | 3    | 5800     | N    | N             | 4126 46TH AV SW    |
| 048  | 9        | 927620 | 0495  | 05/10/02  | \$ 635,000 | 2510               | 840           | 9         | 2002       | 3    | 5750     | N    | N             | 2611 46TH AV SW    |

Vacant Land sales used in Annual Update Analysis  
Area 48 and 76

**There are an insufficient number of vacant sales to develop a valuation model.**